Map/Lot: U11 28
Account: 1 Card: 1 of 1 Location: 209 PINE ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	04/01/2000
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
9.83	Acres-Back Land	500.00	4,915	100%		4,915
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 10.33		4,057.60 Per Acre		Land Total		41,915

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,533 Sqft	Grade C 100	Base	125,209
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	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	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2000	Standard	Standard	Good	Basic	133,634

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	86,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1950	165	C 100	7,562	Good	68%	100%	100%	5,142
(U)Basement	1950	165	C 100	2,640	Good	68%	100%	100%	1,795
(F) Gar	1950	609	C 100	30,450	Good	68%	100%	100%	20,706
(U)Basement	1950	609	C 100	9,744	Good	68%	100%	100%	6,626
Deck	1993	364	C 100	3,276	Good	87%	100%	100%	2,850
Att Gar	1996	672	C 100	14,099	Good	89%	100%	100%	12,548
Deck	2000	192	C 100	1,728	Good	91%	100%	100%	1,572
1,533 SFLA		56.31 = $/SFLA (4)					Outbuilding Total		51,239

Accpt Land 42,000 **Accepted Bldg** 138,000 **Total** 180,000

Map/Lot: R16 61
Account: 2 Card: 1 of 1 Location: 541 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/12/2013
Sale Price	20,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Baselot (Frct)	15,912.37	16,390	100%		16,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.03		35,330.10 Per Acre		Land Total		36,390

Dwelling Description

					Replacement Cost New
Cape Cod	One Story	1,071 Sqft	Grade E 100	Base	73,115
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,028
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,606
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Fair	Basic	68,481

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	36,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1860	270	E 100	2,025	Fair	54%	100%	100%	1,094
Shed	2001	528	E 100	3,960	Poor	80%	50%	100%	1,584
Shed	2001	96	E 100	720	Poor	80%	50%	100%	288
Shed	2005	160	C 100	1,600	Avg.	91%	100%	100%	1,456
1,071 SFLA		34.53 = $/SFLA (4)				Outbuilding Total			4,422

Accpt Land 36,000 **Accepted Bldg** 41,000 **Total** 77,000

Map/Lot: R 1 57
Account: 3 Card: 1 of 1 Location: 1055 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/09/2005
Sale Price	130,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		19,300.00 Per Acre		Land Total		96,500

Dwelling Description

				Replacement Cost New	
Envelope	Two Story	962 Sqft	Grade C 110	Base	160,857
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,069
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,989
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Good	Basic	161,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	130,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sunspace	1981	407	C 110	23,840	Good	81%	100%	100%	19,310
(U)Basement	1981	407	C 110	7,163	Good	81%	100%	100%	5,802
Deck	1981	296	C 110	2,930	Good	81%	100%	100%	2,373
Shed	1979	96	E 100	720	Fair	66%	100%	100%	475
Gar	1980	560	E 100	10,450	Avg.	75%	100%	100%	7,838
1,924 SFLA		67.80 = $/SFLA (4)				Outbuilding Total			35,798

Accpt Land 97,000 **Accepted Bldg** 166,000 **Total** 263,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
8.00	Acres-Back Land	500.00	4,000	100%		4,000
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.00		5,409.09 Per Acre			Land Total	59,500

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	780 Sqft	Grade C 100	Base	78,453
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/4 Bmt	Basement	-4,407
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,162
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,900
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	Standard	Standard	Average	Basic	79,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	95%	100%	57,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	376	C 100	20,011	Avg.	76%	100%	100%	15,208
(U)Basement	1900	376	C 100	6,016	Avg.	76%	100%	100%	4,572
1 Fr	1900	171	C 100	9,101	Avg.	76%	100%	100%	6,917
1.5 Shed	1900	540	C 100	6,858	Avg.	76%	100%	100%	5,212
(U)Basement	1900	540	C 100	8,640	Avg.	76%	100%	100%	6,566
Gar	1988	768	C 100	19,108	Avg.	80%	100%	100%	15,286
Deck	2012	150	C 100	1,350	Avg.	95%	100%	100%	1,282
780 SFLA		73.23 = $/SFLA (4)					Outbuilding Total		55,043

Accpt Land 60,000 **Accepted Bldg** 112,000 **Total** 172,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/22/2015
Sale Price	137,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
1.66	Acres-Back Land	500.00	830	100%		830
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 2.66		14,785.71 Per Acre			Land Total	39,330

Dwelling Description **Replacement Cost New**

Colonial	Two Story	720 Sqft	Grade C 100	Base	120,439
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	124,199

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	77,003

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1860	66	C 100	1,563	Avg.	62%	100%	100%	969
1 Fr	1860	198	C 100	10,538	Avg.	62%	100%	100%	6,534
(U)Basement	1860	198	C 100	3,168	Avg.	62%	100%	100%	1,964
1.5 Fr	1860	375	C 100	25,342	Avg.	62%	100%	100%	15,712
(U)Basement	1860	375	C 100	6,000	Avg.	62%	100%	100%	3,720
Enclosed Fr Porch	1860	190	C 100	8,708	Avg.	62%	100%	100%	5,399
(U)Basement	1860	190	C 100	3,040	Avg.	62%	100%	100%	1,885
Enclosed Fr Porch	1860	42	C 100	1,925	Avg.	62%	100%	100%	1,193
1.5 Shed	1860	336	C 100	4,267	Avg.	62%	100%	100%	2,646
Gar	1983	555	C 100	13,808	Avg.	77%	100%	100%	10,632
1,440 SFLA		53.47 = $/SFLA (4)					Outbuilding Total		50,654

Accpt Land 39,000 **Accepted Bldg** 128,000 **Total** 167,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Dug WellCesspool
Street	Paved

Sale Data

Sale Date	09/01/2001
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.12	Acres-Road Frontage	3,000.00	6,360	100%		6,360
0.70	Acres-Back Land	500.00	350	100%		350
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.82		9,690.87 Per Acre			Land Total	46,710

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,326 Sqft	Grade C 100	Base	142,422
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,964
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	148,206

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	91,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	98	C 100	5,216	Avg.	62%	100%	100%	3,234
1 Fr	1880	126	C 100	6,706	Avg.	62%	100%	100%	4,158
(U)Basement	1880	126	C 100	2,016	Avg.	62%	100%	100%	1,250
Open Fr Porch	1880	252	C 100	5,967	Avg.	62%	100%	100%	3,700
1.5 Barn	1880	1312	E 100	23,488	Poor	46%	100%	100%	10,804
1,989 SFLA		46.20 = $/SFLA (4)					Outbuilding Total		23,146

Accpt Land 47,000 **Accepted Bldg** 115,000 **Total** 162,000

Map/Lot: R15 60
Account: 7 Card: 1 of 1 Location: 401 DEPOT ST

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Paved

Sale Data

Sale Date	03/01/2001
Sale Price	9,550
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
79.00	Acres-Back Land	500.00	39,500	100%		39,500
14.00	Acres-Wasteland/Bog	100.00	1,400	100%		1,400
12.00	Acres-Landlocked/Rear	200.00	2,400	100%		2,400
Total Acres 107.00		591.59 Per Acre			Land Total	63,300

Accpt Land 63,000 **Accepted Bldg** 0 **Total** 63,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/27/2012
Sale Price	150,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
50	$/LF -Water Frontage	150.00	7,500	100%		7,500
0.68	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.18		129,237.29 Per Acre		Land Total		152,500

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	810 Sqft	Grade B 100	Base	135,628
Exterior	Wood 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 Space	Basement	-5,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,390
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	136,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	131,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	2014	192	B 100	3,218	Avg.	96%	100%	100%	3,089
1,215 SFLA		108.01 = $/SFLA (4)				Outbuilding Total			3,089

Accpt Land 153,000 **Accepted Bldg** 134,000 **Total** 287,000

Map/Lot: R 4 3F
Account: 9 Card: 1 of 1 Location: 251 MAIN ST

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	01/10/2014
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.55	Acres-Back Land	500.00	275	100%		275
Total Acres 2.55		7,950.98 Per Acre		Land Total		20,275

Accpt Land	20,000	**Accepted Bldg**	0	**Total**	20,000

Map/Lot: R20 14C
Account: 10 Card: 1 of 1 Location: 80 OAK RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/30/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.91	Acres-Back Land	500.00	1,455	100%		1,455
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.91		8,035.64 Per Acre		Land Total		39,455

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	960 Sqft	Grade C 110	Base	126,167
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,295
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	123,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	108,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2000	144	E 100	1,080	Avg.	87%	100%	100%	940
Sunspace	2001	120	C 110	7,029	Avg.	88%	100%	100%	6,186
Deck	2007	344	C 110	3,406	Avg.	92%	100%	100%	3,134
1,440 SFLA		75.51 = $/SFLA (4)				Outbuilding Total			10,260

Accpt Land 39,000 **Accepted Bldg** 119,000 **Total** 158,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1998
Sale Price	42,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.88	Acres-Baselot (Frct)	10,442.64	19,632	100%		19,632
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		21,080.85 Per Acre		Land Total		39,632

Dwelling Description

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	157,227
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,212
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	163,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	147,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2003	528	C 100	13,137	Avg.	89%	100%	100%	11,692
Open Shed	2004	192	E 100	1,152	Avg.	90%	100%	100%	1,037
Deck	2005	400	C 100	3,600	Avg.	91%	100%	100%	3,276
Open Fr Porch	2010	240	C 100	5,683	Avg.	94%	100%	100%	5,342
Att Gar	2013	1088	C 100	22,826	Avg.	96%	100%	100%	21,913
(F) Gar	2013	816	C 100	40,800	Avg.	96%	100%	100%	39,168
1,960 SFLA		75.10 = $/SFLA (4)				Outbuilding Total			82,428

Accpt Land	40,000	**Accepted Bldg**	230,000	**Total**	270,000

Map/Lot: R22 33
Account: 12 Card: 1 of 1 Location: 454 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.40	Acres-Road Frontage	3,000.00	13,200	100%		13,200
11.60	Acres-Back Land	500.00	5,800	100%		5,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.00		3,277.78 Per Acre			Land Total	59,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	912 Sqft	Grade D 100	Base	105,488
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	0	Standard	Standard	Poor	Basic	107,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	49,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	112	D 100	4,312	Poor	46%	100%	100%	1,984
Deck	1860	410	D 100	3,100	Poor	46%	100%	100%	1,426
Gar	1860	672	E 100	12,539	Fair	54%	100%	100%	6,771
Open Shed	1983	576	E 100	3,456	Fair	69%	100%	100%	2,385
Shed	1992	192	E 100	1,440	Avg.	82%	100%	100%	1,181
1,596 SFLA		31.09 = $/SFLA (4)					Outbuilding Total		13,747

Accpt Land 59,000 **Accepted Bldg** 63,000 **Total** 122,000

Map/Lot: R22 7
Account: 13 Card: 1 of 1 Location: 2626 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/05/2010
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.50		12,714.29 Per Acre		Land Total		44,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,208 Sqft	Grade C 100	Base	106,080
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,800
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Standard	Standard	Average	Basic	114,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	70,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1960	70	C 100	1,658	Avg.	62%	100%	100%	1,028
Open Fr Porch	1960	105	C 100	2,486	Avg.	62%	100%	100%	1,541
1 Fr	1960	514	C 100	27,355	Avg.	62%	100%	100%	16,960
Gar	1960	408	C 100	10,151	Avg.	62%	100%	100%	6,294
Gar	1972	392	C 100	9,753	Avg.	70%	100%	100%	6,827
Shed	1960	96	E 100	720	Avg.	62%	100%	100%	446
Open Shed	2013	480	C 100	3,840	Avg.	96%	100%	100%	3,686
Shed	2014	144	E 100	1,080	Avg.	96%	100%	100%	1,037
1,208 SFLA		58.73 = $/SFLA (4)				Outbuilding Total			37,819

Accpt Land 45,000 **Accepted Bldg** 109,000 **Total** 154,000

Map/Lot: R18 60D
Account: 14 Card: 1 of 1 Location: 553 REEF RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.27	Acres-Baselot (Frct)	12,368.04	15,707	100%		15,707
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.27		28,115.75 Per Acre		Land Total		35,707

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	672 Sqft	Grade E 100	Base	87,576
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,502
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	90,488

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	62,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1983	56	E 100	1,453	Fair	69%	100%	100%	1,003
Enclosed Fr Porch	1983	78	E 100	2,681	Fair	69%	100%	100%	1,850
Entry	1983	30	E 100	788	Fair	69%	100%	100%	544
1 Fr	1983	340	E 100	13,571	Fair	69%	100%	100%	9,364
Deck	1983	246	E 100	1,660	Fair	69%	100%	100%	1,145
1.5 Gar	1984	320	E 100	7,582	Avg.	77%	100%	100%	5,838
1 Fr	2006	168	E 100	6,706	Avg.	91%	100%	100%	6,102
1,344 SFLA		46.46 = $/SFLA (4)					Outbuilding Total		25,846

Accpt Land 36,000 **Accepted Bldg** 88,000 **Total** 124,000

Map/Lot: U13 4
Account: 15 Card: 1 of 1 Location: 115 CROSS ST

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1997
Sale Price	31,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 1988 ASTRO 22 X 41
Tran/Land/Bldg 7 7 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Baselot (Frct)	34,739.53	43,424	40%		17,370
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.25		29,896.00 Per Acre			Land Total	37,370

Dwelling Description

Doublewide	One Story	1,144 Sqft	Grade E 75	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	56,843
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,852
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1988	1999	Standard	Standard	Fair	Basic	51,991

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	37,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1900	1500	E 100	14,288	Fair	54%	50%	100%	3,858
1,144 SFLA		33.18 = $/SFLA (4)					Outbuilding Total		3,858

Accpt Land	37,000	**Accepted Bldg**	42,000	**Total**	79,000

Map/Lot: U13 22
Account: 16 Card: 1 of 1 Location: 116 CROSS ST

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/19/2018
Sale Price	57,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	40%		20,000
3.64	Acres-Back Land	500.00	1,820	100%		1,820
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.64		7,414.89 Per Acre		Land Total		41,820

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,198 Sqft	Grade E 75	Base	58,730
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,081
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1998	0	Supier	Supier	Average	Basic	53,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	46,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1998	80	C 100	720	Avg.	86%	100%	100%	619
Deck	2000	480	C 100	4,320	Avg.	87%	100%	100%	3,758
1 Fr	2001	525	C 100	27,940	Avg.	88%	100%	100%	24,587
1,198 SFLA		38.51 = $/SFLA (4)				Outbuilding Total			28,964

Accpt Land 42,000 **Accepted Bldg** 75,000 **Total** 117,000

Map/Lot: R20 14A
Account: 17 Card: 1 of 1 Location: 110 OAK RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
4.20	Acres-Road Frontage	3,000.00	12,600	100%		12,600
26.36	Acres-Back Land	500.00	13,180	100%		13,180
Total Acres 32.56		1,344.59 Per Acre		Land Total		43,780

Accpt Land 44,000 **Accepted Bldg** 0 **Total** 44,000

Map/Lot: R20 14B
Account: 18 Card: 1 of 1 Location: 1 OAK RIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Paved

Sale Data

Sale Date	09/01/1991
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.16	Acres-Back Land	500.00	580	100%		580
Total Acres 3.16		6,512.66 Per Acre		Land Total		20,580

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: R12 7C
Account: 19 Card: 1 of 1 Location: 1035 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/07/2006
Sale Price	52,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1988 ASTRO 14 X 76
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Baselot (Frct)	30,851.69	12,341	100%		12,341
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.40		80,852.50 Per Acre			Land Total	32,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1988	14X72	C 100	43,128	Fair	40%	100%	100%	17,251
Gar	1985	624	C 100	15,525	Avg.	78%	100%	100%	12,110
1,008 SFLA		62.89 = $/SFLA (4)				Outbuilding Total			29,361

Accpt Land 32,000 **Accepted Bldg** 29,000 **Total** 61,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND LC
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	02/01/1993
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 26
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	80%		56,000
1.36	Acres-Road Frontage	3,000.00	4,080	100%		4,080
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.86		48,430.11 Per Acre		Land Total		90,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1973	7200	E 100	299,322	Fair	64%	50%	100%	95,783
Open Fr Porch	1973	420	E 100	7,460	Fair	61%	100%	100%	4,551
Store 8	1999	2067	E 100	85,930	Fair	84%	100%	100%	72,181
								Outbuilding Total	172,515

Accpt Land 90,000 **Accepted Bldg** 173,000 **Total** 263,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1997
Sale Price	149,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
0.38	Acres-Road Frontage	3,000.00	1,140	100%		1,140
5.62	Acres-Back Land	500.00	2,810	100%		2,810
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.00		9,095.00 Per Acre			Land Total	90,950

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,160 Sqft	Grade C 110	Base	142,265
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-651
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	1985	Standard	Standard	Good	Basic	144,716

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	98,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1832	224	C 110	11,293	Good	68%	100%	100%	7,679
Enclosed Fr Porch	1832	333	C 110	16,787	Good	68%	100%	100%	11,415
Gar	2000	768	C 110	21,019	Good	91%	100%	100%	19,127
(F) Gar	2000	384	C 110	21,120	Good	91%	100%	100%	19,219
(U)Basement	2000	768	C 110	13,517	Good	91%	100%	100%	12,300
Shed	2000	120	E 100	900	Avg.	87%	100%	100%	783
1,740 SFLA		56.56 = $/SFLA (4)					Outbuilding Total		70,523

Accpt Land 91,000 **Accepted Bldg** 169,000 **Total** 260,000

Neighborhood 27 Exempt Rt1 Com B .5

Zoning/Use	RURAL VILLAGE BUSINESS RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1997
Sale Price	149,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	2235 20 4-30-97
Reference 2	
Tran/Land/Bldg	5 5 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 27

Dwelling Description

Ranch	One Story	933 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	96,749
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-349
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
1985	0	Standard	Standard	Average	Basic	96,400

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	75,192

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1985	246	C 110	12,401	Avg.	78%	100%	100%	9,673
Deck	1985	204	C 110	2,020	Avg.	78%	100%	100%	1,576
933 SFLA		80.59 = $/SFLA (4)					Outbuilding Total		11,249

Accpt Land	0	**Accepted Bldg**	86,000	**Total**	86,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	91,000	169,000	260,000	91,000	169,000	260,000
2	0	86,000	86,000	0	86,000	86,000
TOTAL	91,000	255,000	346,000	91,000	255,000	346,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/01/1988
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.47	Acres-Road Frontage	3,000.00	1,410	100%		1,410
3.59	Acres-Back Land	500.00	1,795	100%		1,795
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 4.56		8,816.89 Per Acre			Land Total	40,205

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,665 Sqft	Grade C 110	Base	237,046
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,850
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,458
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	7,238
Attic	Floor & Stairs			Attic	9,158
FirePlaces	3			Fireplace	5,693
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Standard	Standard	Good	Basic	266,443

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	181,181

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1820	735	C 110	54,638	Good	68%	100%	100%	37,154
(U)Basement	1820	735	C 110	12,936	Good	68%	100%	100%	8,796
Enclosed Fr Porch	1820	328	C 110	16,535	Good	68%	100%	100%	11,244
Shed	1820	236	C 110	2,596	Good	68%	100%	100%	1,765
1.5 Barn	1820	1520	E 100	27,212	Fair	54%	100%	100%	14,694
Shed	1820	360	E 100	2,700	Fair	54%	100%	100%	1,458
Shed	1820	360	E 100	2,700	Fair	54%	100%	100%	1,458
3,330 SFLA		54.41 = $/SFLA (4)					Outbuilding Total		76,569

Accpt Land 40,000 **Accepted Bldg** 258,000 **Total** 298,000

Map/Lot: U11 10
Account: 23 Card: 1 of 1 Location: 603 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/15/2017
Sale Price	15,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Baselot (Frct)	54,323.84	20,100	100%		20,100
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.37		94,864.86 Per Acre		Land Total		35,100

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	924 Sqft	Grade E 100	Base	64,891
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-3,915
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,019
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**
1830	0	Standard	Standard	Poor	Basic	59,957

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	46%	100%	100%	27,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1830	84	E 100	2,888	Poor	46%	100%	100%	1,328
Deck	1830	44	E 100	297	Poor	46%	100%	100%	137
Gar	1830	420	E 100	7,838	Poor	46%	100%	100%	3,605
924 SFLA		29.85 = $/SFLA (4)					Outbuilding Total		5,070

Accpt Land 35,000 **Accepted Bldg** 33,000 **Total** 68,000

Map/Lot: R13 6
Account: 24 Card: 1 of 1 Location: 3100 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND LR
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	05/01/1982
Sale Price	20,434
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
8.80	Acres-Road Frontage	3,000.00	26,400	100%		26,400
81.20	Acres-Back Land	500.00	40,600	100%		40,600
2.00	Acres-Under Water	.00		100%		0
Total Acres 94.00		1,191.49 Per Acre		Land Total		112,000

Accpt Land 112,000 **Accepted Bldg** 0 **Total** 112,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1997
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	10,035.15	19,970	100%		19,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		20,085.43 Per Acre		Land Total		39,970

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	94,634
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,609
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
2017	0	Standard	Standard	Average	Basic	96,243

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	35%	100%	32,674

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Flamingo	M/H	1998	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
Shed		2000	80	E 100	600	Avg.	87%	100%	100%	522
Deck		2000	66	E 100	446	Avg.	87%	100%	100%	388
2,004 SFLA			16.30 = $/SFLA (4)					Outbuilding Total		21,072

Accpt Land 40,000 **Accepted Bldg** 54,000 **Total** 94,000

Map/Lot: R16 56A
Account: 27 Card: 1 of 1 Location: 90 STAGECOACH RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	02/03/2003
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.26	Acres-Road Frontage	3,000.00	9,780	100%		9,780
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.26		9,083.65 Per Acre		Land Total		47,780

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,280 Sqft	Grade C 110	Base	154,205
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,147
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
2000	0	Standard	Standard	Average	Basic	157,352

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	136,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2005	560	C 110	14,587	Avg.	91%	100%	100%	13,274
Shed	2006	64	C 100	640	Avg.	91%	100%	100%	582
Green House Hoop	2006	336	C 100	1,230	Avg.	91%	100%	100%	1,119
Entry	2013	180	C 110	6,930	Avg.	96%	100%	100%	6,653
1.75 Gar	2013	900	C 110	35,462	Avg.	96%	100%	100%	34,044
1,920 SFLA		71.30 = $/SFLA (4)				Outbuilding Total			55,672

Accpt Land 48,000 **Accepted Bldg** 193,000 **Total** 241,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28.00	Acres-Landlocked/Rear	200.00	5,600	100%		5,600
Total Acres 28.00		200.00 Per Acre			Land Total	5,600

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Map/Lot: R14 29
Account: 29 Card: 1 of 1 Location: 148 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/27/2004
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Baselot (Frct)	17,625.77	15,687	100%		15,687
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.89		40,097.75 Per Acre		Land Total		35,687

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,100 Sqft	Grade C 100	Base	125,849
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,147
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
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	1995	Standard	Standard	Good	Basic	121,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	82,757

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1995	336	C 100	7,956	Avg.	84%	100%	100%	6,683
Deck	1995	72	C 100	648	Avg.	84%	100%	100%	544
Shed	1983	96	E 100	720	Fair	69%	100%	100%	497
1,650 SFLA		50.16 = $/SFLA (4)				Outbuilding Total			7,724

Accpt Land 36,000 **Accepted Bldg** 90,000 **Total** 126,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/23/2003
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	20%		2,400
14.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
Total Acres 22.00		1,972.73 Per Acre		Land Total		43,400

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	832 Sqft	Grade C 110	Base	113,813
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,045
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
2004	0	Standard	Standard	Average	Basic	117,426

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	90%	80%	100%	84,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2004	624	E 100	11,644	Avg.	90%	100%	100%	10,480
Deck	2007	100	C 110	990	Avg.	92%	100%	100%	911
1,248 SFLA		67.75 = $/SFLA (4)				Outbuilding Total			11,391

Accpt Land 43,000 **Accepted Bldg** 96,000 **Total** 139,000

Map/Lot: R 6 8E- 5
Account: 31 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 5

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1995	14X72	C 100	43,128	Poor	30%	100%	100%	12,938
1,008 SFLA		79.58 = $/SFLA (4)					Outbuilding Total		12,938

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Map/Lot: R 6 8B
Account: 32 Card: 1 of 1 Location: 71 UNION RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2002
Sale Price	95,540
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.61	Acres-Baselot (Frct)	26,189.39	42,165	45%		18,974
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.61		24,207.45 Per Acre		Land Total		38,974

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,092 Sqft	Grade C 100	Base	98,804
Exterior	Wood 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	0
Fin. Basement Area	195 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,900
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	102,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	68,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1980	40	C 100	1,384	Fair	67%	100%	100%	927
Overhang	1980	30	C 100	1,038	Fair	67%	100%	100%	695
Shed	1980	80	E 100	600	Fair	67%	100%	100%	402
Deck	2017	260	C 100	2,340	Avg.	97%	100%	100%	2,270
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,092 SFLA		63.01 = $/SFLA (4)				Outbuilding Total			4,632

Accpt Land 39,000 **Accepted Bldg** 73,000 **Total** 112,000

Map/Lot: R 8 50
Account: 34 Card: 1 of 1 Location: 2645 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RURAL VILLAGE BUSINESS
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
250	$/LF -Water Frontage	150.00	37,500	100%		37,500
2.50	Acres-Water Acreage	.00		100%		0
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
65.00	Acres-Back Land	500.00	32,500	100%		32,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	250%		25,000
Total Acres 70.00		3,807.14 Per Acre		Land Total		266,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,066 Sqft	Grade C 110	Base	170,767
Exterior	Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-797
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	173,072

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	117,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1900	2	C 110	4,400	Good	68%	100%	100%	2,992
1 Fr	1900	143	C 110	8,371	Good	68%	100%	100%	5,692
Open Fr Porch	1900	96	C 110	2,500	Good	68%	100%	100%	1,700
1 Fr	1900	384	C 110	22,480	Good	68%	100%	100%	15,286
Deck	1900	128	C 110	1,267	Good	68%	100%	100%	862
Shed	1900	25	C 110	275	Good	68%	100%	100%	187
2.5 Barn	1900	1200	C 110	48,391	Good	68%	100%	100%	32,906
Shed	1900	300	E 100	2,250	Fair	54%	100%	100%	1,215
Enclosed Fr Porch	1900	208	E 100	7,150	Fair	54%	100%	100%	3,861
2.5 Barn	1900	1240	E 100	34,094	Fair	54%	100%	100%	18,411
2,132 SFLA		55.20 = $/SFLA (4)				Outbuilding Total			83,112

Accpt Land 267,000 **Accepted Bldg** 201,000 **Total** 468,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	12/01/1995
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	30%		22,500
184	$/LF -Water Frontage	150.00	27,600	30%		8,280
1.84	Acres-Water Acreage	.00		100%		0
1.38	Acres-Road Frontage	3,000.00	4,140	100%		4,140
17.65	Acres-Back Land	500.00	8,825	100%		8,825
Total Acres 22.87		1,912.77 Per Acre		Land Total		43,745

Accpt Land 44,000 **Accepted Bldg** 0 **Total** 44,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.30	Acres-Road Frontage	3,000.00	9,900	100%		9,900
12.70	Acres-Back Land	500.00	6,350	100%		6,350
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		2,822.50 Per Acre			Land Total	56,450

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	558 Sqft	Grade C 100	Base	93,609
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 1/2 Bmt	Basement	-2,104
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	91,505

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	49,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1979	144	C 100	1,296	Avg.	74%	100%	100%	959
Gar	1990	400	E 100	7,464	Avg.	81%	100%	100%	6,046
Shed	1990	160	E 100	1,200	Avg.	81%	100%	100%	972
1 Fr	1998	264	E 100	10,538	Avg.	86%	100%	100%	9,063
Att Gar	1998	264	E 100	4,154	Avg.	86%	100%	100%	3,572
Shed	2002	160	E 100	1,200	Avg.	89%	100%	100%	1,068
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
976 SFLA		50.63 = $/SFLA (4)					Outbuilding Total		22,146

Accpt Land 56,000 **Accepted Bldg** 72,000 **Total** 128,000

Neighborhood 8	Residential Pond 2
Tree Growth	2007
Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/29/1992
Sale Price	125,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2007		
Reference 2	TREE GROWTH 2007		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	80%	Restrictio	48,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
9.00	Acres-Blueberry Land	2,000.00	18,000	100%		18,000
24.00	Acres-Softwood TG	337.00	8,088	100%		8,088
85.00	Acres-Mixed Wood TG	408.00	34,680	100%		34,680
27.00	Acres-Hardwood TG	263.00	7,101	100%		7,101
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 157.00		1,056.49 Per Acre			Land Total	165,869

Dwelling Description

				Replacement Cost New	
Post & Beam	One & 3/4 Story	1,147 Sqft	Grade A 100	Base	309,760
Exterior	Wood 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	0
Fin. Basement Area	1327 Sqft, Grade B	Basement Gar	None	Fin Bsmt	35,033
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,310
Rooms	9				
Bedrooms	3	Add Fixtures	3		
Baths	3	Half Baths	0	Plumbing	17,851
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	376,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	324,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1997	1	A 100	4,220	Avg.	86%	100%	100%	3,629
1 Fr	1997	180	A 100	20,214	Avg.	86%	100%	100%	17,384
(U)Basement	1997	180	A 100	6,077	Avg.	86%	100%	100%	5,226
Open Fr Porch	1997	21	A 100	1,049	Avg.	86%	100%	100%	902
1 Fr	1997	175	A 100	19,653	Avg.	86%	100%	100%	16,902
Att Gar	1997	588	A 100	26,029	Avg.	86%	100%	100%	22,385
(U)Attic	1997	784	A 100	14,888	Avg.	86%	100%	100%	12,804
1.5 Barn	1997	750	C 100	17,902	Good	89%	100%	100%	15,933
Patio	2006	510	C 100	2,468	Good	94%	100%	100%	2,320
Open Fr Porch	2006	168	C 100	3,978	Good	94%	100%	100%	3,739
2,007 SFLA		161.46 = $/SFLA (4)					Outbuilding Total		101,224

Accpt Land	166,000	Accepted Bldg	425,000	Total	591,000

Map/Lot: R19 4C
Account: 39 Card: 1 of 1 Location: 1301 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
6.56	Acres-Back Land	500.00	3,280	100%		3,280
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 13.56		4,327.43 Per Acre			Land Total	58,680

Dwelling Description

					Replacement Cost New
Ranch	One Story	928 Sqft	Grade E 100	Base	66,389
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Average	Basic	68,504

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	51,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1981	192	E 100	1,296	Avg.	75%	100%	100%	972
Shed	1981	96	E 100	720	Avg.	75%	100%	100%	540
1 Fr	2002	564	E 100	22,512	Avg.	89%	100%	100%	20,036
(U)Basement	2002	564	E 100	6,768	Avg.	89%	100%	100%	6,024
Deck	2002	80	E 100	540	Avg.	89%	100%	100%	481
928 SFLA		55.36 = $/SFLA (4)					Outbuilding Total		28,053

Accpt Land 59,000 **Accepted Bldg** 79,000 **Total** 138,000

Map/Lot: R 3 52
Account: 40 Card: 1 of 1 Location: 55 DUCKPUDDLE RD

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
540	$/LF -Water Frontage	50.00	27,000	30%		8,100
3.00	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
4.00	Acres-Under Water	.00		100%		0
Total Acres 9.00		7,011.11 Per Acre		Land Total		63,100

Dwelling Description **Replacement Cost New**

Ranch	One Story	816 Sqft	Grade C 100	Base	81,494
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-277
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	0	Standard	Standard	Good	Basic	81,217

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	61,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1971	1	C 100	2,000	Good	76%	100%	100%	1,520
1 Fr	1991	224	C 110	13,113	Good	86%	100%	100%	11,277
Deck	1991	328	C 110	3,247	Good	86%	100%	100%	2,792
Shed	1996	100	C 100	1,000	Avg.	85%	100%	100%	850
816 SFLA		75.64 = $/SFLA (4)				Outbuilding Total			16,439

Accpt Land 63,000 **Accepted Bldg** 78,000 **Total** 141,000

Map/Lot: R16 9
Account: 41 Card: 1 of 1 Location: 500 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/05/2004
Sale Price	69,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	12,230.86	18,346	100%		18,346
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		25,564.00 Per Acre		Land Total		38,346

Dwelling Description **Replacement Cost New**

Ranch	One Story	672 Sqft	Grade SC75	Base	40,760
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	382
					0
					0
Foundation	Posts	Basement	None	Basement	-2,850
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2003	Standard	Standard	Average	Basic	38,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	37,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2002	180	E 100	1,350	Avg.	89%	100%	100%	1,202
Entry	2011	96	E 100	2,520	Avg.	94%	100%	100%	2,369
1.5 Fr	2011	600	E 100	30,411	Avg.	94%	100%	100%	28,586
Shed	2011	240	E 100	1,800	Avg.	94%	100%	100%	1,692
Cover-It	2015	240	C 100	480	Avg.	97%	200%	100%	932
672 SFLA		55.84 = $/SFLA (4)					Outbuilding Total		34,781

Accpt Land 38,000 **Accepted Bldg** 72,000 **Total** 110,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1987
Sale Price	195,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.35	Acres-Road Frontage	3,000.00	1,050	100%		1,050
2.45	Acres-Back Land	500.00	1,225	100%		1,225
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.80		14,015.63 Per Acre		Land Total		67,275

Dwelling Description **Replacement Cost New**

Colonial	Two Story	736 Sqft	Grade B 100	Base	161,104
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,895
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	Floor & Stairs			Attic	4,858
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	182,176

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	123,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	80	B 100	5,621	Good	68%	100%	100%	3,822
(U)Basement	1850	80	B 100	1,690	Good	68%	100%	100%	1,149
Open Fr Porch	1850	35	B 100	1,094	Good	68%	100%	100%	744
1 Fr	1850	135	B 100	9,484	Good	68%	100%	100%	6,449
1 Fr	1850	544	B 100	38,217	Good	68%	100%	100%	25,988
(U)Basement	1850	544	B 100	11,489	Good	68%	100%	100%	7,813
(U)Attic	1850	544	B 100	6,463	Good	68%	100%	100%	4,395
1 Fr	1850	360	B 100	25,290	Good	68%	100%	100%	17,197
(U)Attic	1850	360	B 100	4,277	Good	68%	100%	100%	2,908
Open Fr Porch	1850	120	B 100	3,751	Good	68%	100%	100%	2,551
1,472 SFLA		84.16 = $/SFLA (4)				Outbuilding Total			73,016

Accpt Land 67,000 **Accepted Bldg** 197,000 **Total** 264,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	2426 221 1-27-99
Reference 2	
Tran/Land/Bldg	1 1 12
X Coordinate	0
Y Coordinate	0
Exemption(s)	15 70 0
Land Schedule	5

Sale Data

Sale Date	05/01/1987
Sale Price	195,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1850	72	B 100	950	Good	68%	100%	100%	646
Gar	1850	576	B 100	18,917	Good	68%	100%	100%	12,864
Att Gar	1997	350	B 100	9,693	Good	89%	100%	100%	8,627
1,472 SFLA		84.16 = $/SFLA (4)				Outbuilding Total			22,137

Accpt Land	0	**Accepted Bldg**	22,000	**Total**	22,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	67,000	197,000	264,000	67,000	197,000	264,000
2	0	22,000	22,000	0	22,000	22,000
TOTAL	67,000	219,000	286,000	67,000	219,000	286,000

Map/Lot: R24 1A
Account: 43 Card: 1 of 1 Location: 3211 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1979
Sale Price	41,700
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Frct)	18,508.29	15,362	100%		15,362
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.83		42,604.82 Per Acre		Land Total		35,362

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	123,833
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	853
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-503
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
1975	0	Standard	Standard	Average	Basic	124,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	89,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1975	156	E 100	1,170	Fair	62%	100%	100%	725
1 Fr	1975	96	C 110	5,620	Avg.	72%	100%	100%	4,046
(U)Basement	1975	96	C 110	1,690	Avg.	72%	100%	100%	1,217
Deck	1975	330	C 110	3,267	Avg.	72%	100%	100%	2,352
1.75 Gar	2013	480	C 110	18,913	Avg.	96%	100%	100%	18,156
1 Fr	2015	60	C 110	3,513	Avg.	97%	100%	100%	3,408
1,344 SFLA		66.53 = $/SFLA (4)					Outbuilding Total		29,904

Accpt Land 35,000 **Accepted Bldg** 119,000 **Total** 154,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/1986
Sale Price	17,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Baselot (Frct)	12,836.05	17,970	70%		12,579
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.40		23,270.71 Per Acre		Land Total		32,579

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	744 Sqft	Grade E 100	Base	71,671
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-2,628
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Poor	Basic	69,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	46%	100%	100%	31,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	240	E 100	9,580	Poor	46%	100%	100%	4,407
Shed	1850	399	E 100	2,992	Poor	46%	100%	100%	1,376
Shed	1850	324	E 100	2,430	Poor	46%	100%	100%	1,118
Open Fr Porch	1850	132	E 100	2,344	Poor	46%	100%	100%	1,078
Shed	1850	154	E 100	1,155	Poor	46%	100%	100%	531
Shed	1850	120	E 100	900	Poor	46%	100%	100%	414
1.5 Shed	2012	896	C 100	11,379	Avg.	95%	40%	100%	4,324
1,116 SFLA		28.46 = $/SFLA (4)					Outbuilding Total		13,248

Accpt Land 33,000 **Accepted Bldg** 45,000 **Total** 78,000

Map/Lot: R 4 2
Account: 45 Card: 1 of 1 Location: 300 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/13/2015
Sale Price	73,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Baselot (Frct)	14,298.62	17,158	100%		17,158
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.20		30,965.00 Per Acre		Land Total		37,158

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	999 Sqft	Grade D 100	Base	98,955
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,517
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	1977	Standard	Standard	Average	Basic	98,807

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	58,197

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	546	C 110	31,964	Avg.	62%	100%	100%	19,818
(F)Attic	1800	168	C 110	4,620	Avg.	62%	100%	100%	2,864
Shed	1800	540	C 110	5,940	Poor	46%	20%	100%	546
Shed	1800	320	E 100	2,400	Poor	46%	20%	100%	221
1,498 SFLA		38.85 = $/SFLA (4)				Outbuilding Total			23,449

Accpt Land 37,000 **Accepted Bldg** 82,000 **Total** 119,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/18/2004
Sale Price	129,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.88	Acres-Baselot (Frct)	10,442.64	19,632	100%		19,632
0.20	Acres-Wasteland/Bog	100.00	20	100%		20
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.08		19,063.46 Per Acre		Land Total		39,652

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 100	Base	92,610
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	2000	Standard	Standard	Average	Basic	92,610

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	73,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1999	532	C 100	4,788	Avg.	87%	100%	100%	4,166
Open Fr Porch	2001	70	C 100	1,658	Avg.	88%	100%	100%	1,459
Shed	2007	64	E 100	480	Fair	89%	100%	100%	427
Shed	2007	120	E 100	900	Fair	89%	100%	100%	801
1,008 SFLA		72.58 = $/SFLA (4)				Outbuilding Total			6,853

Accpt Land	40,000	Accepted Bldg	80,000	Total	120,000

Map/Lot: U 6 14
Account: 47 Card: 1 of 1 Location: 56 OLD ROUTE 1

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	10/01/1982
Sale Price	22,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.25		148,000.00 Per Acre		Land Total		37,000

Dwelling Description

Cape Cod	One & 3/4 Story	875 Sqft	Grade C 110	**Replacement Cost New** Base	134,463
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,368
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	133,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1880	99	C 110	4,991	Avg.	62%	100%	100%	3,094
Deck	1880	108	C 110	1,069	Avg.	62%	100%	100%	663
1.5 Barn	1880	360	C 110	9,452	Avg.	62%	100%	100%	5,860
Att Gar	1880	336	C 110	7,754	Avg.	62%	100%	100%	4,807
Canopy	1880	48	C 110	464	Avg.	62%	100%	100%	288
1,531 SFLA		53.93 = $/SFLA (4)					Outbuilding Total		14,712

Accpt Land 37,000 **Accepted Bldg** 97,000 **Total** 134,000

Neighborhood 16	River Tidal 2
Tree Growth	2014
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/16/2016
Sale Price	359,900
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
448	$/LF -Water Frontage	150.00	67,200	100%		67,200
4.48	Acres-Water Acreage	.00		100%		0
3.22	Acres-Road Frontage	3,000.00	9,660	100%		9,660
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.70		25,449.48 Per Acre		Land Total		246,860

Dwelling Description — **Replacement Cost New**

Contemporary	Two Story	823 Sqft	Grade C 110	Base	146,422
Exterior	Wood 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	0
Fin. Basement Area	412 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,064
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,698
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Basic	164,388

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	129,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1987	600	C 110	13,847	Avg.	79%	100%	100%	10,939
Open Fr Porch	1987	136	C 110	3,542	Avg.	79%	100%	100%	2,798
1 Fr	1987	527	C 110	30,852	Avg.	79%	100%	100%	24,373
(F)Basement	1987	527	C 110	14,492	Avg.	79%	100%	100%	11,449
Deck	1987	750	C 110	7,425	Avg.	79%	100%	100%	5,866
Deck	1987	78	C 110	772	Avg.	79%	100%	100%	610
1,646 SFLA		78.90 = $/SFLA (4)				Outbuilding Total			56,035

Accpt Land 247,000 **Accepted Bldg** 186,000 **Total** 433,000

Map/Lot: R 7 42
Account: 49 Card: 1 of 1 Location: 1371 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/07/2011
Sale Price	97,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.64	Acres-Road Frontage	3,000.00	1,920	100%		1,920
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.66	Acres-Back Land	500.00	330	100%		330
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 3.30		23,409.09 Per Acre		Land Total		77,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	737 Sqft	Grade C 100	Base	76,539
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	76,539

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	41,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1951	28	C 100	663	Fair	54%	100%	100%	358
1 Fr	1951	196	C 100	10,431	Fair	54%	100%	100%	5,633
Shed	1951	114	C 100	1,140	Fair	54%	100%	100%	616
Gar	1951	308	C 100	7,663	Fair	54%	100%	100%	4,138
737 SFLA		56.08 = $/SFLA (4)					Outbuilding Total		10,745

Accpt Land 77,000 **Accepted Bldg** 52,000 **Total** 129,000

Map/Lot: R18 28C
Account: 50 Card: 1 of 1 Location: 139 HOAK RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	01/28/2016
Sale Price	58,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		16,913.04 Per Acre		Land Total		38,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,140 Sqft	Grade C 100	Base	100,807
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,699
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
2017	0	Standard	Standard	Average	Basic	102,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	35%	100%	34,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2017	180	C 100	4,262	Avg.	97%	20%	100%	827
1,140 SFLA		30.53 = $/SFLA (4)					Outbuilding Total		827

Accpt Land 39,000 **Accepted Bldg** 36,000 **Total** 75,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	09/16/2014
Sale Price	162,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.21	Acres-Baselot (Frct)	14,215.80	17,201	100%		17,201
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.21		30,744.63 Per Acre		Land Total		37,201

Dwelling Description

Cape Cod	One & 1/2 Story	999 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	129,584
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,455
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
1953	0	Standard	Standard	Average	Basic	132,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	81,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1953	70	C 110	3,529	Avg.	62%	100%	100%	2,188
Deck	1953	42	C 110	416	Avg.	62%	100%	100%	258
Deck	1953	200	C 110	1,980	Avg.	62%	100%	100%	1,228
1.75 Gar	1953	832	C 110	32,782	Avg.	62%	100%	100%	20,325
1,498 SFLA		54.65 = $/SFLA (4)				Outbuilding Total			23,999

Accpt Land	37,000	**Accepted Bldg**	106,000	**Total**	143,000

Map/Lot: R 2 23- 1
Account: 52 Card: 1 of 1 Location: 89 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/25/2010
Sale Price	137,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.18	Acres-Road Frontage	3,000.00	3,540	100%		3,540
0.25	Acres-Back Land	500.00	125	100%		125
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.43		13,459.18 Per Acre		Land Total		46,165

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	672 Sqft	Grade C 100	Base	103,905
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	103,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	83,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1988	28	C 100	969	Avg.	80%	100%	100%	775
Deck	2000	112	E 100	756	Avg.	87%	100%	100%	658
1,176 SFLA		70.68 = $/SFLA (4)					Outbuilding Total		1,433

Accpt Land 46,000 **Accepted Bldg** 85,000 **Total** 131,000

Map/Lot: U 4 80
Account: 53 Card: 1 of 1 Location: 1040 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/15/2005
Sale Price	168,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.11	Acres-Road Frontage	3,000.00	330	100%		330
0.25	Acres-Back Land	500.00	125	100%		125
Total Acres 0.61		61,401.64 Per Acre		Land Total		37,455

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	918 Sqft	Grade B 100	Base	145,527
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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**
1827	0	Standard	Standard	Good	Basic	145,527

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	68%	100%	100%	98,958

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1827	372	B 100	26,133	Good	68%	100%	100%	17,770
Shed	1827	195	B 100	2,574	Good	68%	100%	100%	1,750
Open Fr Porch	1827	96	B 100	3,000	Good	68%	100%	100%	2,040
Gar	1827	480	C 100	11,942	Avg.	62%	100%	100%	7,404
1,377 SFLA		71.86 = $/SFLA (4)					Outbuilding Total		28,964

Accpt Land	37,000	**Accepted Bldg**	128,000	**Total**	165,000

Map/Lot: U10 10-46
Account: 54 Card: 1 of 1 Location: 46 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/08/2007
Sale Price	500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2 1998 ASTRO 14 X 48 4-25-98
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1998	14X48	C 100	28,752	Avg.	51%	100%	100%	14,664
Deck	1998	35	C 100	315	Fair	82%	100%	100%	258
Cover-It	2012	96	E 100	144	Fair	94%	100%	100%	135
672 SFLA		169.08 = $/SFLA (4)				Outbuilding Total			15,057

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/13/2018
Sale Price	141,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	23,228.18	13,937	100%		13,937
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		56,561.67 Per Acre			Land Total	33,937

Dwelling Description

				Replacement Cost New	
Ranch	One Story	929 Sqft	Grade C 110	Base	96,476
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Standard	Standard	Good	Basic	100,574

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	68,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1955	40	C 110	1,042	Good	68%	100%	100%	709
Enclosed Fr Porch	1955	56	C 110	2,823	Good	68%	100%	100%	1,920
Gar	1955	240	C 110	6,568	Good	68%	100%	100%	4,466
Shed	1955	96	C 110	1,056	Good	68%	100%	100%	718
Shed	1955	160	C 110	1,760	Good	68%	100%	100%	1,197
Canopy	2009	120	E 100	792	Avg.	93%	100%	100%	737
929 SFLA		73.62 = $/SFLA (4)				Outbuilding Total			9,747

Accpt Land 34,000 **Accepted Bldg** 78,000 **Total** 112,000

Map/Lot: R 9 55
Account: 56 Card: 1 of 1 Location: 1320 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1967
Sale Price	8,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Baselot (Frct)	320,901	112,315	100%		112,315
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.35		378,042.86 Per Acre		Land Total		132,315

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	400 Sqft	Grade C 110	Base	87,273
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	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
1950	0	Standard	Standard	Average	Basic	85,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	53,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1950	200	C 110	11,708	Avg.	62%	100%	100%	7,259
Guest House	1950	224	C 110	18,135	Avg.	62%	100%	100%	11,244
Shed	1950	160	C 110	1,760	Avg.	62%	100%	100%	1,091
700 SFLA		75.93 = $/SFLA (4)					Outbuilding Total		19,594

Accpt Land 132,000 **Accepted Bldg** 73,000 **Total** 205,000

Map/Lot: U13 16
Account: 57 Card: 1 of 1 Location: 42 CROSS ST

Neighborhood 20 Industrial 2

Zoning/Use INDUSTRIAL WELLHEAD PROTECTION
Topography Level
Utilities Drilled Well
Street Paved

Sale Data

Sale Date	06/01/1976
Sale Price	18,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Baselot (Frct)	41,487.84	40,243	100%		40,243
0.67	Acres-Landlocked/Rear	200.00	134	100%		134
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.64		39,864.02 Per Acre		Land Total		65,377

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 18	1981	6548	E 100	267,306	Avg.	75%	80%	100%	160,384
Manu 10	1981	2300	E 100	79,971	Avg.	75%	80%	100%	47,982
Manu 10	1981	720	E 100	25,034	Avg.	75%	80%	100%	15,021
Manu 10	1981	224	E 100	7,789	Avg.	75%	80%	100%	4,674
Box Trailer	1960	1	C 100	500	Avg.	62%	100%	100%	310
Manu 10	2009	800	E 100	27,816	Avg.	93%	100%	100%	25,869
Shed	2009	280	E 100	2,100	Avg.	93%	100%	100%	1,953
550 1WS	2009	1	C 100	3,500	Avg.	93%	100%	100%	3,255
						Outbuilding Total			259,448

Accpt Land 65,000 **Accepted Bldg** 259,000 **Total** 324,000

Map/Lot: U13 6
Account: 58 Card: 1 of 1 Location: 61 CROSS ST

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	06/01/1987
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 8 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Baselot (Frct)	78,508.34	30,618	30%	Topography	9,185
Total Acres 0.39		23,551.28 Per Acre			Land Total	9,185

Accpt Land	9,000	**Accepted Bldg**	0	**Total**	9,000

Map/Lot: U10 10-32
Account: 59 Card: 1 of 1 Location: 32 MEDOMAK PARK

Neighborhood 4	Village .5		
Zoning/Use	VILLAGE		
Topography			
Utilities			
Street	Street Surface		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	4

Sale Data

Sale Date	09/26/2014
Sale Price	19,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Seller
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan.....M/H	1998	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
Deck	1998	104	C 100	936	Poor	76%	100%	100%	711
924 SFLA		108.19 = $/SFLA (4)				Outbuilding Total			20,458

Accpt Land	0	**Accepted Bldg**	20,000	**Total**	20,000

Map/Lot: R16 28D
Account: 60 Card: 1 of 1 Location: 721 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Baselot (Frct)	10,641.56	19,474	100%		19,474
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.83		19,384.70 Per Acre		Land Total		35,474

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Richardson	M/H	1968	12X57	B 100	36,138	Poor	30%	100%	100%	10,841
Deck		2002	50	E 100	338	Avg.	89%	100%	100%	301
684 SFLA			93.56 = $/SFLA (4)				Outbuilding Total			11,142

Accpt Land 35,000 **Accepted Bldg** 11,000 **Total** 46,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1992
Sale Price	210,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 20 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
315	$/LF -Water Frontage	150.00	47,250	100%		47,250
1.60	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 3.60		61,736.11 Per Acre		Land Total		222,250

Dwelling Description

				Replacement Cost New	
Contemporary	One & 1/2 Story	2,080 Sqft	Grade AA100	Base	509,775
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Clay Tile	Roof	32,032
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-39,208
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,622
Rooms	5				
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	18,800
Attic	None			Attic	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	Supier	Supier	Average	Basic	533,021

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	437,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1995	216	C 100	2,743	Avg.	84%	100%	100%	2,304
3,120 SFLA		140.09 = $/SFLA (4)				Outbuilding Total			2,304

Accpt Land	222,000	Accepted Bldg	439,000	Total	661,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Septic SystemDrilled Well
Street	Right-Of-Way

Sale Data

Sale Date	02/04/2016
Sale Price	135,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
1.05	Acres-Road Frontage	3,000.00	3,150	100%		3,150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
19	$/LF -Water Frontage	150.00	2,850	100%		2,850
0.19	Acres-Water Acreage	.00		100%		0
Total Acres 3.24		55,864.20 Per Acre		Land Total		181,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	112,785
Exterior	Wood 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	-3,529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	112,076

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	91,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1992	36	C 100	1,245	Avg.	82%	100%	100%	1,021
Deck	2017	60	C 100	540	Avg.	97%	100%	100%	524
1,404 SFLA		65.46 = $/SFLA (4)					Outbuilding Total		1,545

Accpt Land 181,000 **Accepted Bldg** 93,000 **Total** 274,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 99
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.45	Acres-Road Frontage	3,000.00	1,350	100%		1,350
0.39	Acres-Back Land	500.00	195	100%		195
Total Acres 2.84		16,389.08 Per Acre		Land Total		46,545

Accpt Land	47,000	**Accepted Bldg**	0	**Total**	47,000

Map/Lot: R 2 15B
Account: 64 Card: 1 of 1 Location: 1673 BREMEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1993
Sale Price	129,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.75	Acres-Road Frontage	3,000.00	11,250	100%		11,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.75		8,913.04 Per Acre			Land Total	51,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade B 100	Base	185,796
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Standard	Standard	Average	Basic	193,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	154,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1988	576	B 100	18,149	Avg.	80%	100%	100%	14,519
Gar	2011	440	B 100	14,450	Avg.	94%	100%	100%	13,583
Solar Panel	2010	12	C 100	2,400	Avg.	94%	100%	100%	2,256
1,890 SFLA		81.78 = $/SFLA (4)				Outbuilding Total			30,358

Accpt Land 51,000 **Accepted Bldg** 185,000 **Total** 236,000

Map/Lot: U11 40-4
Account: 65 Card: 1 of 1 Location: 4 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/22/2018
Sale Price	275,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
Total Acres 1.40		54,785.71 Per Acre		Land Total		76,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1955	2450	C 100	135,804	Good	68%	100%	100%	92,347
Basement 8	1955	2428	C 100	59,899	Good	68%	100%	100%	40,731
2nd Floor Fin	1955	1196	C 100	63,651	Good	68%	100%	100%	43,283
Deck	2016	376	C 100	3,384	Good	98%	100%	100%	3,316
Deck	2016	123	C 100	1,107	Good	98%	100%	100%	1,085
Deck	2016	288	C 100	2,592	Good	98%	100%	100%	2,540
Patio	2016	234	C 100	1,133	Good	98%	100%	100%	1,110
Dining 8	2016	500	C 100	54,000	Good	98%	100%	100%	52,920
Basement 8	2016	500	C 100	12,335	Good	98%	100%	100%	12,088
								Outbuilding Total	249,420

Accpt Land 77,000 **Accepted Bldg** 249,000 **Total** 326,000

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND LR
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	11/01/1987
Sale Price	17,300
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.22	Acres-Road Frontage	3,000.00	6,660	100%		6,660
4.78	Acres-Back Land	500.00	2,390	100%		2,390
6.00	Acres-Under Water	.00		100%		0
8.50	Acres-Landlocked/Rear	200.00	1,700	100%		1,700
Total Acres 23.50		1,946.81 Per Acre		Land Total		45,750

Accpt Land 46,000 **Accepted Bldg** 0 **Total** 46,000

Map/Lot: R14 20
Account: 67 Card: 1 of 1 Location: 957 UNION RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Under Water	.00		100%		0
Total Acres 4.00		0.00 Per Acre		Land Total		0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1980
Sale Price	32,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	36,551.36	36,551	50%		18,276
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		38,276.00 Per Acre		Land Total		38,276

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	567 Sqft	Grade C 100	Base	65,876
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	573
					0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-2,138
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	9,962
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	Standard	Standard	Average	Basic	74,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	46,049

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1940	260	C 100	13,837	Avg.	62%	100%	100%	8,579
Open Shed	2017	120	C 100	960	Avg.	97%	100%	100%	931
Shed	2017	160	C 100	1,600	Avg.	97%	100%	100%	1,552
Shed	1940	140	E 100	1,050	Poor	46%	100%	100%	483
Deck	2017	144	C 100	1,296	Avg.	97%	100%	100%	1,257
Deck	2017	30	C 100	270	Avg.	97%	100%	100%	262
567 SFLA		81.22 = $/SFLA (4)				Outbuilding Total			13,064

Accpt Land 38,000 **Accepted Bldg** 59,000 **Total** 97,000

Map/Lot: R 5 50
Account: 69 Card: 1 of 1 Location: 765 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
1.70	Acres-Back Land	500.00	850	100%		850
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.80		17,407.89 Per Acre		Land Total		66,150

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	682 Sqft	Grade C 100	Base	91,638
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	689
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,571
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,524
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Standard	Standard	Fair	Basic	95,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	51,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	690	C 100	36,722	Fair	54%	100%	100%	19,830
(U)Attic	1820	690	C 100	6,210	Fair	54%	100%	100%	3,353
1 Fr	1820	288	C 100	15,327	Fair	54%	100%	100%	8,277
2 Barn	1820	1056	C 100	32,155	Poor	46%	50%	100%	7,396
Shed	1820	280	C 100	2,800	Poor	46%	50%	100%	644
Cabin	1940	580	C 100	21,866	Fair	54%	100%	100%	11,808
Enclosed Fr Porch	1940	200	C 100	9,166	Fair	54%	100%	100%	4,950
Shed	1986	252	C 100	2,520	Avg.	79%	100%	100%	1,991
Shed	1987	400	C 100	4,000	Avg.	79%	100%	100%	3,160
1,023 SFLA		50.53 = $/SFLA (4)				Outbuilding Total			61,409

Accpt Land 66,000 **Accepted Bldg** 113,000 **Total** 179,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	03/16/2017
Sale Price	28,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.50	Acres-Road Frontage	3,000.00	16,500	100%		16,500
5.41	Acres-Back Land	500.00	2,705	100%		2,705
Total Acres 12.91		3,036.79 Per Acre		Land Total		39,205

Accpt Land 39,000 **Accepted Bldg** 0 **Total** 39,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/2002
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Baselot (Frct)	19,159.41	15,136	100%		15,136
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.79		44,475.95 Per Acre		Land Total		35,136

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 110	Base	100,932
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-377
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	97,049

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	76,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1986	112	C 110	6,557	Avg.	79%	100%	100%	5,180
Gar	2003	720	C 110	19,705	Avg.	89%	100%	100%	17,537
Sunspace	2004	162	A 100	18,201	Avg.	90%	100%	100%	16,381
Shed	2004	80	E 100	600	Avg.	90%	100%	100%	540
1,008 SFLA		76.06 = $/SFLA (4)				Outbuilding Total			39,638

Accpt Land	35,000	Accepted Bldg	116,000	Total	151,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/31/2017
Sale Price	139,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.15	Acres-Road Frontage	3,000.00	6,450	100%		6,450
2.89	Acres-Back Land	500.00	1,445	100%		1,445
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.04		7,158.38 Per Acre		Land Total		50,395

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	806 Sqft	Grade C 100	Base	102,430
Exterior	Wood 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 Space	Basement	-3,796
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1987	Standard	Standard	Average	Basic	98,634

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1900	98	C 100	882	Avg.	62%	100%	100%	547
Gar	1900	350	E 100	6,531	Avg.	62%	100%	100%	4,049
Shed	1900	260	E 100	1,950	Avg.	62%	100%	100%	1,209
Open Shed	1900	260	E 100	1,560	Avg.	62%	100%	100%	967
Shed	1900	128	E 100	960	Avg.	62%	100%	100%	595
Shed	1900	144	E 100	1,080	Avg.	62%	100%	100%	670
Shed	1900	64	E 100	480	Avg.	62%	100%	100%	298
1 Fr	2007	132	C 100	7,025	Avg.	92%	100%	100%	6,463
Cover-It	2017	240	C 100	480	Avg.	97%	100%	100%	466
1,209 SFLA		50.58 = $/SFLA (4)					Outbuilding Total		15,264

Accpt Land 50,000 **Accepted Bldg** 76,000 **Total** 126,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	03/21/2017
Sale Price	53,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.42	Acres-Back Land	500.00	210	100%		210
Total Acres 0.92		40,445.65 Per Acre		Land Total		37,210

Dwelling Description **Replacement Cost New**

Doublewide	One Story	828 Sqft	Grade E 75	Base	45,806
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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
2000	0	Standard	Standard	Average	Basic	42,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	36,796

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2000	96	E 100	720	Avg.	87%	100%	100%	626
Entry	2001	72	E 100	1,890	Avg.	88%	100%	100%	1,663
Deck	2010	126	E 199	1,693	Avg.	94%	100%	100%	1,591
828 SFLA		44.44 = $/SFLA (4)					Outbuilding Total		3,880

Accpt Land 37,000 **Accepted Bldg** 41,000 **Total** 78,000

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND BL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/21/2014
Sale Price	150,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
368	$/LF -Water Frontage	150.00	55,200	30%		16,560
3.68	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.67	Acres-Road Frontage	3,000.00	2,010	100%		2,010
Total Acres 4.60		20,341.30 Per Acre		Land Total		93,570

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,404 Sqft	Grade C 110	Base	165,070
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	4,819
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
1820	0	Standard	Standard	Average	Basic	169,889

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	105,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	160	C 110	9,366	Avg.	62%	100%	100%	5,807
2 Att Gar	1820	234	C 110	8,746	Avg.	62%	100%	100%	5,423
(U)Basement	1820	234	C 110	4,118	Avg.	62%	100%	100%	2,553
2 Shed	1820	96	C 110	1,710	Avg.	62%	100%	100%	1,060
Deck	1820	304	C 110	3,010	Avg.	62%	100%	100%	1,866
2,106 SFLA		50.01 = $/SFLA (4)					Outbuilding Total		16,709

Accpt Land 94,000 **Accepted Bldg** 122,000 **Total** 216,000

Map/Lot: U13 9A
Account: 75 Card: 1 of 1 Location: 951 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1994
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.80	Acres-Road Frontage	3,000.00	2,400	100%		2,400
0.23	Acres-Back Land	500.00	115	100%		115
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.03		18,981.85 Per Acre		Land Total		57,515

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade D 100	Base	74,537
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,202
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	Standard	Standard	Fair	Basic	75,739

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	45,443

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1972	25	D 100	963	Fair	60%	100%	100%	578
Deck	1972	120	D 100	907	Fair	60%	100%	100%	544
Gar	1982	308	E 100	5,747	Fair	68%	100%	100%	3,908
Canopy	1984	88	E 100	580	Fair	70%	100%	100%	406
Canopy	1984	144	E 100	950	Fair	70%	100%	100%	665
960 SFLA		47.34 = $/SFLA (4)				Outbuilding Total			6,101

Accpt Land 58,000 **Accepted Bldg** 52,000 **Total** 110,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/29/2015
Sale Price	279,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
8.42	Acres-Back Land	500.00	4,210	100%		4,210
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.42		4,050.86 Per Acre			Land Total	42,210

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,658 Sqft	Grade C 100	Base	170,296
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,706
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2014	Standard	Standard	Average	Basic	181,972

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	145,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1989	78	C 100	1,847	Avg.	80%	100%	100%	1,478
Entry	1989	60	C 100	2,100	Avg.	80%	100%	100%	1,680
Deck	2013	928	C 100	8,352	Avg.	96%	100%	100%	8,018
2,487 SFLA		58.54 = $/SFLA (4)					Outbuilding Total		11,176

Accpt Land 42,000 **Accepted Bldg** 157,000 **Total** 199,000

Map/Lot: R 3 24E
Account: 77 Card: 1 of 1 Location: 480 GENTHNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities NoneNone
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
1.44	Acres-Back Land	500.00	720	100%		720
Total Acres 3.44		4,395.35 Per Acre		Land Total		15,120

Accpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

Map/Lot: U 4 103
Account: 78 Card: 1 of 1 Location: 75 MARBLE AVE

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	07/24/2012
Sale Price	106,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Baselot (Frct)	93,630.52	15,917	100%		15,917
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.17		181,864.71 Per Acre		Land Total		30,917

Dwelling Description

Cape Cod	One & 1/2 Story	750 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	97,970
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	758
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	100,608

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,377

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1955	404	C 100	21,501	Avg.	62%	100%	100%	13,331
(U)Attic	1955	404	C 100	3,636	Avg.	62%	100%	100%	2,254
Hearth	1955	1	C 100	2,000	Avg.	62%	100%	100%	1,240
1,125 SFLA		55.45 = $/SFLA (4)					Outbuilding Total		16,825

Accpt Land 31,000 **Accepted Bldg** 79,000 **Total** 110,000

Map/Lot: U 4 54
Account: 79 Card: 1 of 1 Location: 24 GLIDDEN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/31/2018
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Baselot (Frct)	139,085	18,081	100%		18,081
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.13		254,469.23 Per Acre		Land Total		33,081

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	550 Sqft	Grade C 100	Base	80,418
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Good	Basic	80,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	54,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1920	112	C 100	2,652	Good	68%	100%	100%	1,803
Bay Window	1920	14	C 100	1,792	Good	68%	100%	100%	1,219
Bay Window	1920	26	C 100	3,328	Good	68%	100%	100%	2,263
825 SFLA		66.28 = $/SFLA (4)					Outbuilding Total		5,285

Accpt Land 33,000 **Accepted Bldg** 60,000 **Total** 93,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/19/2016
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
13.50	Acres-Back Land	500.00	6,750	100%		6,750
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		2,847.50 Per Acre		Land Total		56,950

Dwelling Description **Replacement Cost New**

Colonial	One & 1/2 Story	672 Sqft	Grade C 100	Base	90,849
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	679
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,502
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
1900	0	Standard	Standard	Average	Basic	93,030

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	62%	90%	100%	51,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	268	C 100	14,263	Avg.	62%	100%	100%	8,843
(U)Basement	1900	268	C 100	4,288	Avg.	62%	100%	100%	2,659
2.5 Barn	1900	1404	C 100	51,471	Avg.	62%	100%	100%	31,912
(U)Basement	1900	1404	C 100	22,464	Avg.	62%	100%	100%	13,928
Shed	1900	36	C 100	360	Avg.	62%	100%	100%	223
Shed	1900	96	E 100	720	Poor	46%	100%	100%	331
1 Fr	2001	646	C 100	34,380	Avg.	88%	100%	100%	30,254
(U)Basement	2001	646	C 100	10,336	Avg.	88%	100%	100%	9,096
Open Shed	2001	204	E 100	1,224	Avg.	88%	100%	100%	1,077
Boat House Plastic	2001	612	E 100	1,024	Avg.	88%	100%	100%	901
1,008 SFLA		51.50 = $/SFLA (4)					Outbuilding Total		99,224

Accpt Land 57,000 **Accepted Bldg** 151,000 **Total** 208,000

Map/Lot: R 8 11
Account: 81 Card: 1 of 1 Location: 74 MAYO RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1986
Sale Price	42,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.37	Acres-Baselot (Frct)	29,322.37	40,172	50%		20,086
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.37		29,259.85 Per Acre		Land Total		40,086

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	988 Sqft	Grade E 100	Base	97,362
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,481
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,932
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Standard	Standard	Fair	Basic	105,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	100%	100%	60,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1968	24	E 100	426	Fair	57%	100%	100%	243
Overhang	1968	76	E 100	1,972	Fair	57%	100%	100%	1,124
1 Fr	1980	462	E 100	18,441	Fair	67%	100%	100%	12,355
(U)Basement	1980	462	E 100	5,544	Fair	67%	100%	100%	3,714
(U)Attic	1980	462	E 100	3,118	Fair	67%	100%	100%	2,089
Enclosed Fr Porch	1986	220	E 100	7,562	Fair	72%	100%	100%	5,445
Deck	2003	200	C 100	1,800	Avg.	89%	100%	100%	1,602
1,729 SFLA		34.84 = $/SFLA (4)				Outbuilding Total			26,572

Accpt Land 40,000 **Accepted Bldg** 87,000 **Total** 127,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
0.50	Acres-Back Land	500.00	250	100%		250
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 4.00		9,312.50 Per Acre		Land Total		37,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1993	144	C 100	1,296	Avg.	83%	100%	100%	1,076
						Outbuilding Total			1,076

Accpt Land 37,000 **Accepted Bldg** 1,000 **Total** 38,000

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
500	$/LF -Water Frontage	100.00	50,000	50%		25,000
3.11	Acres-Water Acreage	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	Acres-Under Water	.00		100%		0
Total Acres 7.11		12,236.29 Per Acre		Land Total		87,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	89,630
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,430
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
1970	0	Standard	Standard	Average	Basic	91,060

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	61,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1976	196	C 100	10,431	Avg.	72%	100%	100%	7,510
Deck	1970	140	C 100	1,260	Avg.	68%	100%	100%	857
Shed	1970	80	E 100	600	Avg.	68%	100%	100%	408
Shed	1970	96	E 100	720	Avg.	68%	100%	100%	490
1 Fr	1996	140	C 100	7,451	Avg.	85%	100%	100%	6,333
Deck	1996	54	C 100	486	Avg.	85%	100%	100%	413
Gar	2002	1120	C 110	30,652	Avg.	89%	100%	100%	27,280
(F) Gar	2005	1120	C 110	61,600	Avg.	91%	100%	100%	56,056
Deck	2005	168	C 110	1,663	Avg.	91%	100%	100%	1,513
Open Fr Porch	2005	120	E 100	2,132	Avg.	91%	100%	100%	1,940
960 SFLA		64.50 = $/SFLA (4)					Outbuilding Total		102,800

Accpt Land 87,000 **Accepted Bldg** 165,000 **Total** 252,000

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 0 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 8

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2005	242	E 100	4,298	Avg.	91%	100%	100%	3,911
Swimming Pool	2008	648	C 100	22,317	Avg.	93%	60%	100%	12,453
Patio	2008	852	C 100	4,124	Avg.	93%	100%	100%	3,835
Shed	2011	240	E 100	1,800	Avg.	94%	100%	100%	1,692
Shed	2011	96	E 100	720	Avg.	94%	100%	100%	677
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
960 SFLA		64.50 = $/SFLA (4)				Outbuilding Total			22,906

Accpt Land 0 **Accepted Bldg** 23,000 **Total** 23,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	87,000	165,000	252,000	87,000	165,000	252,000
2	0	23,000	23,000	0	23,000	23,000
TOTAL	87,000	188,000	275,000	87,000	188,000	275,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2001
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	12,230.86	18,346	100%		18,346
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		25,564.00 Per Acre		Land Total		38,346

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,344 Sqft	Grade D 100	Base	95,318
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	86,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	68,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	196	C 100	1,764	Avg.	79%	100%	100%	1,394
Shed	1987	48	E 100	360	Fair	72%	100%	100%	259
1.5 Gar	2003	864	C 100	27,294	Avg.	89%	100%	100%	24,292
Shed	2003	112	C 100	1,120	Avg.	89%	100%	100%	997
Shed	2010	336	C 100	3,360	Avg.	94%	100%	100%	3,158
Gar	2011	720	C 100	17,914	Avg.	94%	100%	100%	16,839
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,344 SFLA		51.02 = $/SFLA (4)				Outbuilding Total			47,277

Accpt Land 38,000 **Accepted Bldg** 116,000 **Total** 154,000

Map/Lot: R 5 66
Account: 85 Card: 1 of 1 Location: 921 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/16/2007
Sale Price	137,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	24,222.15	43,600	100%		43,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.80		35,333.33 Per Acre		Land Total		63,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	600 Sqft	Grade C 100	Base	86,021
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1970	Standard	Standard	Good	Basic	85,639

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	58,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1920	84	C 100	3,850	Good	68%	100%	100%	2,618
1 Fr	1920	216	C 100	11,496	Good	68%	100%	100%	7,817
Deck	1920	294	C 100	2,646	Good	68%	100%	100%	1,799
1.75 Gar	1976	624	C 100	22,352	Avg.	72%	100%	100%	16,093
900 SFLA		64.71 = $/SFLA (4)				Outbuilding Total			28,327

Accpt Land 64,000 **Accepted Bldg** 87,000 **Total** 151,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/18/2009
Sale Price	146,280
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
Total Acres 0.31		119,935.48 Per Acre		Land Total		37,180

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 110	Base	115,652
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Good	Basic	119,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	81,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	224	C 110	13,113	Good	68%	100%	100%	8,917
1 Fr	1995	168	C 110	9,835	Avg.	84%	100%	100%	8,261
1 Fr	2009	144	C 110	8,430	Avg.	93%	100%	100%	7,840
Open Fr Porch	2009	144	C 110	3,751	Avg.	93%	100%	100%	3,488
1.75 Gar	2009	720	C 110	28,369	Avg.	93%	100%	100%	26,383
Shed	2010	40	C 110	440	Avg.	94%	100%	100%	414
Open Shed	2011	88	C 110	774	Avg.	94%	100%	100%	728
1,260 SFLA		64.63 = $/SFLA (4)					Outbuilding Total		56,031

Accpt Land 37,000 **Accepted Bldg** 137,000 **Total** 174,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2014
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
36.00	Acres-Back Land	500.00	18,000	100%		18,000
32.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
20.00	Acres-Landlocked/Rear	200.00	4,000	100%		4,000
Total Acres 93.00		763.44 Per Acre		Land Total		71,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,076 Sqft	Grade C 100	Base	123,937
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,228
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
1980	0	Standard	Standard	Average	Basic	120,709

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	90,532

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1983	90	C 100	900	Avg.	77%	100%	100%	693
Sunspace	1983	260	C 100	13,845	Avg.	77%	100%	100%	10,661
Deck	1983	120	C 100	1,080	Avg.	77%	100%	100%	832
1.5 Shed	1983	240	C 100	3,048	Avg.	77%	100%	100%	2,347
Enclosed Fr Porch	1995	144	C 100	6,600	Avg.	84%	100%	100%	5,544
1.5 Gar	1995	936	C 100	29,568	Avg.	84%	100%	100%	24,837
Shed	2015	160	C 100	1,600	Avg.	97%	100%	100%	1,552
1,614 SFLA		56.09 = $/SFLA (4)				Outbuilding Total			46,466

Accpt Land 71,000 **Accepted Bldg** 137,000 **Total** 208,000

Map/Lot: R10 18
Account: 88 Card: 1 of 1 Location: 2989 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/13/2003
Sale Price	225,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	70%		52,500
200	$/LF -Water Frontage	150.00	30,000	70%		21,000
2.00	Acres-Water Acreage	.00		100%		0
22.00	Acres-Back Land	500.00	11,000	100%		11,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 26.00		4,019.23 Per Acre		Land Total		104,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	792 Sqft	Grade E 100	Base	94,801
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,239
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,770
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Poor	Basic	97,152

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	30%	100%	13,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	140	E 100	5,588	Poor	46%	30%	100%	771
1 Fr	1830	273	E 100	10,897	Poor	46%	30%	100%	1,504
1 Fr	1830	504	E 100	20,117	Poor	46%	30%	100%	2,776
(U)Basement	1830	504	E 100	6,048	Poor	46%	30%	100%	835
Entry	1830	64	E 100	1,680	Poor	46%	30%	100%	232
Gar	1830	576	E 100	10,748	Poor	46%	30%	100%	1,483
Shed	1830	434	E 100	3,255	Poor	46%	50%	100%	748
Shed	1830	420	E 100	3,150	Poor	46%	50%	100%	724
1,584 SFLA		8.46 = $/SFLA (4)					Outbuilding Total		9,073

Accpt Land 105,000 **Accepted Bldg** 22,000 **Total** 127,000

Map/Lot: R 7 32
Account: 89 Card: 1 of 2 Location: 1148 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2000
Sale Price	275,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
6.46	Acres-Road Frontage	3,000.00	19,380	100%		19,380
12.04	Acres-Back Land	500.00	6,020	100%		6,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.50		3,970.73 Per Acre		Land Total		81,400

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	975 Sqft	Grade B 100	Base	192,838
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,300
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,835
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,445
Attic	Floor & Stairs			Attic	6,435
FirePlaces	4			Fireplace	7,788
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1972	Standard	Standard	Average	Basic	219,641

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	173,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1790	756	B 100	86,031	Avg.	79%	100%	100%	67,964
(U)Basement	1790	756	B 100	15,967	Avg.	79%	100%	100%	12,614
1 Fr	1985	160	B 100	11,240	Avg.	79%	100%	100%	8,880
(U)Basement	1985	160	B 100	3,379	Avg.	79%	100%	100%	2,669
Sunspace	1985	170	B 100	11,949	Avg.	79%	100%	100%	9,440
(U)Basement	1985	170	B 100	3,590	Avg.	79%	100%	100%	2,836
Barn	1790	6000	E 100	84,600	Avg.	62%	100%	100%	52,452
Shed	1790	432	E 100	3,240	Avg.	62%	100%	100%	2,009
Cabin	2002	750	B 100	37,323	Avg.	89%	100%	100%	33,217
(U)Basement	1790	750	B 100	15,840	Avg.	62%	100%	100%	9,821
1,950 SFLA		88.98 = $/SFLA (4)				Outbuilding Total			201,902

Accpt Land 81,000 **Accepted Bldg** 375,000 **Total** 456,000

Neighborhood 2	Rural Paved 2		
Zoning/Use	RESIDENTIAL RURAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Sale Data

Sale Date	08/01/2000
Sale Price	275,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2003	1008	C 100	25,079	Avg.	89%	100%	100%	22,320
Green House Hoop	2003	816	C 100	2,987	Avg.	89%	100%	100%	2,658
1,950 SFLA		88.98 = $/SFLA (4)				Outbuilding Total			24,978

Accpt Land	0	**Accepted Bldg**	25,000	**Total**	25,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	81,000	375,000	456,000	81,000	375,000	456,000
2	0	25,000	25,000	0	25,000	25,000
TOTAL	81,000	400,000	481,000	81,000	400,000	481,000

Map/Lot: U 5 35
Account: 90 Card: 1 of 1 Location: 1100 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/20/2016
Sale Price	23,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Baselot (Frct)	214,522	15,017	100%		15,017
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.07		428,814.29 Per Acre		Land Total		30,017

Dwelling Description

Cape Cod	One & 1/2 Story	752 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	97,158
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,681
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
1850	0	Standard	Standard	Average	Basic	98,839

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	34	C 100	1,558	Avg.	62%	100%	100%	966
Gar	1850	308	E 100	5,747	Avg.	62%	100%	100%	3,563
Deck	1998	40	C 100	360	Avg.	86%	100%	100%	310
1,128 SFLA		54.33 = $/SFLA (4)				Outbuilding Total			4,839

Accpt Land 30,000 **Accepted Bldg** 66,000 **Total** 96,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/12/2012
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.31	Acres-Road Frontage	3,000.00	930	100%		930
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.31		17,718.61 Per Acre			Land Total	40,930

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,026 Sqft	Grade D 100	Base	79,518
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,284
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Standard	Standard	Average	Basic	83,931

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	52,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1950	60	D 100	1,764	Avg.	62%	100%	100%	1,094
Gar	1950	480	E 100	8,956	Avg.	62%	100%	100%	5,553
1,026 SFLA		50.72 = $/SFLA (4)				Outbuilding Total			6,647

Accpt Land	41,000	Accepted Bldg	59,000	Total	100,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/2000
Sale Price	139,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.58	Acres-Baselot (Frct)	26,536.49	41,928	100%		41,928
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.58		39,194.94 Per Acre		Land Total		61,928

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	616 Sqft	Grade C 110	Base	96,025
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	1996	Standard	Standard	Good	Basic	99,127

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	93,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1850	1	C 110	2,200	Good	94%	100%	100%	2,068
1 Fr	1850	120	C 110	7,025	Good	94%	100%	100%	6,603
(U)Basement	1850	120	C 110	2,112	Good	94%	100%	100%	1,985
1.5 Barn	1850	546	C 110	14,336	Good	94%	100%	100%	13,476
(U)Basement	1850	546	C 110	9,610	Good	94%	100%	100%	9,033
Open Fr Porch	1850	126	C 110	3,282	Good	94%	100%	100%	3,085
Enclosed Fr Porch	1850	100	C 110	5,041	Good	94%	100%	100%	4,739
1 Fr	2009	512	C 110	29,974	Good	95%	100%	100%	28,475
(U)Basement	2009	512	C 110	9,011	Good	95%	100%	100%	8,560
Deck	2017	96	C 110	950	Good	98%	100%	100%	931
924 SFLA		100.84 = $/SFLA (4)				Outbuilding Total			78,955

Accpt Land	62,000	**Accepted Bldg**	172,000	**Total**	234,000

Map/Lot: R15 22
Account: 93 Card: 1 of 1 Location: 109 BURNHAM RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Baselot (Frct)	33,213.09	11,957	100%		11,957
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.36		88,769.44 Per Acre		Land Total		31,957

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	975 Sqft	Grade C 110	Base	126,217
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Average	Basic	126,217

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	78,255

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	80	C 110	792	Avg.	62%	100%	100%	491
Deck	1950	350	C 110	3,465	Avg.	62%	100%	100%	2,148
Deck	1950	70	C 110	693	Avg.	62%	100%	100%	430
Gar	1970	480	C 100	11,942	Avg.	68%	100%	100%	8,121
Shed	1950	36	E 100	270	Fair	54%	100%	100%	146
Shed	2001	390	C 100	3,900	Avg.	88%	100%	100%	3,432
1,462 SFLA		53.53 = $/SFLA (4)					Outbuilding Total		14,768

Accpt Land 32,000 **Accepted Bldg** 93,000 **Total** 125,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/12/2012
Sale Price	195,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
366	$/LF -Water Frontage	150.00	54,900	100%	Size/Shape	54,900
3.66	Acres-Water Acreage	.00		100%		0
1.27	Acres-Back Land	500.00	635	100%		635
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.93		32,544.73 Per Acre			Land Total	225,535

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,076 Sqft	Grade C 100	Base	157,817
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,760
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Poor	Basic	165,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	46%	60%	100%	45,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1850	21	C 100	735	Poor	46%	60%	100%	203
Enclosed Fr Porch	1850	165	C 100	7,562	Poor	46%	60%	100%	2,087
(U)Attic	1850	165	C 100	1,485	Poor	46%	60%	100%	410
2.5 Barn	1850	945	C 100	34,644	Poor	46%	60%	100%	9,562
Shed	1850	300	E 100	2,250	Poor	46%	20%	100%	207
Open Fr Porch	2015	724	C 100	17,144	Avg.	97%	100%	100%	16,630
2,152 SFLA		21.20 = $/SFLA (4)					Outbuilding Total		29,099

Accpt Land 226,000 **Accepted Bldg** 75,000 **Total** 301,000

Map/Lot: R 9 46
Account: 95 Card: 1 of 1 Location: 1232 BACK COVE RD

Neighborhood 16 River Tidal 2

Sale Data

Sale Date	11/19/2011
Sale Price	700,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
400	$/LF -Water Frontage	150.00	60,000	100%		60,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 2.00		120,000.00 Per Acre		Land Total		240,000

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	1,641 Sqft	Grade AA200	Base	1,076,124
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 3/4 Bmt	Basement	-15,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	24,451
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	4	Half Baths	1	Plumbing	51,700
Attic	None			Attic	0
FirePlaces	2			Fireplace	22,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Standard	Standard	Average	Basic	1,159,100

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	85%	100%	955,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1915	220	B 100	7,226	Avg.	62%	100%	100%	4,480
Shed	1915	40	B 100	528	Avg.	62%	100%	100%	327
Deck	1915	36	B 100	428	Avg.	62%	100%	100%	265
Boathouse	1915	300	B 100	9,124	Avg.	62%	100%	100%	5,657
Pier	2011	304	AA100	30,400	Good	96%	100%	100%	29,184
Ramp	2011	45	C 100	1,012	Good	96%	100%	100%	972
Float	2011	120	C 100	4,410	Good	96%	100%	100%	4,234
Open Fr Porch	2016	182	AA200	21,550	Avg.	97%	85%	100%	17,768
Deck	2016	170	AA200	7,650	Avg.	97%	85%	100%	6,307
Walkway Stone	2016	299	AA200	14,950	Avg.	97%	85%	100%	12,326
3,282 SFLA		291.19 = $/SFLA (4)				Outbuilding Total			81,520

Accpt Land 240,000 **Accepted Bldg** 1,037,000 **Total** 1,277,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.21	Acres-Road Frontage	3,000.00	12,630	100%		12,630
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.21		8,475.04 Per Acre		Land Total		52,630

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 110	Base	114,507
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	116,575

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	72,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	414	C 110	24,236	Avg.	62%	100%	100%	15,026
Open Fr Porch	1800	216	C 110	5,626	Avg.	62%	100%	100%	3,488
Gar	1979	720	E 100	13,436	Avg.	74%	100%	100%	9,943
Open Shed	1993	360	E 100	2,160	Avg.	83%	100%	100%	1,793
Hearth	1800	1	C 110	2,200	Avg.	62%	100%	100%	1,364
1,260 SFLA		57.36 = $/SFLA (4)					Outbuilding Total		31,614

Accpt Land 53,000 **Accepted Bldg** 104,000 **Total** 157,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/16/2017
Sale Price	137,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	90%		19,800
1.57	Acres-Road Frontage	3,000.00	4,710	100%		4,710
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.07		21,502.42 Per Acre		Land Total		44,510

Dwelling Description **Replacement Cost New**

Salt Box	Two Story	936 Sqft	Grade C 100	Base	143,592
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,789
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	148,261

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	114,161

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1983	240	C 100	2,160	Avg.	77%	100%	100%	1,663
Gar	2000	576	E 100	10,748	Avg.	87%	100%	100%	9,351
1,872 SFLA		60.98 = $/SFLA (4)					Outbuilding Total		11,014

Accpt Land 45,000 **Accepted Bldg** 125,000 **Total** 170,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/31/2007
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Baselot (Frct)	24,377.51	13,651	100%		13,651
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.56		60,091.07 Per Acre		Land Total		33,651

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	121,761
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,378
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	126,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	115,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2000	480	E 100	8,956	Avg.	87%	100%	100%	7,792
Deck	2007	30	C 100	270	Avg.	92%	100%	100%	248
Entry	2007	30	C 100	1,050	Avg.	92%	100%	100%	966
1,596 SFLA		72.64 = $/SFLA (4)				Outbuilding Total			9,006

Accpt Land	34,000	**Accepted Bldg**	125,000	**Total**	159,000

Map/Lot: R 5 35
Account: 99 Card: 1 of 1 Location: 661 BREMEN RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	06/01/2001
Sale Price	184,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.47	Acres-Road Frontage	3,000.00	1,410	100%		1,410
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.47		26,886.64 Per Acre			Land Total	66,410

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,112 Sqft	Grade C 110	Base	139,485
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,734
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	148,423

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	100,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1870	322	C 110	23,937	Good	68%	100%	100%	16,277
Enclosed Fr Porch	1870	30	C 110	1,512	Good	68%	100%	100%	1,028
1 Fr	1870	224	C 110	13,113	Good	68%	100%	100%	8,917
Deck	1870	140	C 110	1,386	Good	68%	100%	100%	942
Gar	1976	672	E 100	12,539	Avg.	72%	100%	100%	9,028
Shed	1976	120	E 100	900	Avg.	72%	100%	100%	648
1.5 Gar	2001	1152	C 110	40,031	Good	91%	100%	100%	36,428
1,668 SFLA		60.51 = $/SFLA (4)				Outbuilding Total			73,268

Accpt Land 66,000 **Accepted Bldg** 174,000 **Total** 240,000

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/1990
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.38	Acres-Road Frontage	3,000.00	1,140	100%		1,140
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.63		103,396.83 Per Acre		Land Total		65,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement 8	1900	1681	C 100	41,470	Fair	54%	100%	100%	22,394
Store 10	1900	4141	C 100	239,640	Fair	54%	100%	100%	129,406
2nd Floor Fin	1900	1681	C 100	89,463	Fair	54%	100%	100%	48,310
Shed	1900	497	C 100	4,970	Fair	54%	100%	100%	2,684
Entry	1900	25	C 100	875	Fair	54%	100%	100%	472
Deck	1900	48	C 100	432	Fair	54%	100%	100%	233
Deck	1900	60	C 100	540	Fair	54%	100%	100%	292
1.5 Shed	1900	400	C 100	5,080	Fair	54%	100%	100%	2,743
							Outbuilding Total		206,534

Accpt Land 65,000 **Accepted Bldg** 207,000 **Total** 272,000

Neighborhood 13 River Inlet .25

Zoning/Use	VILLAGE SHORELAND LR
Topography	Below Street
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/17/2018
Sale Price	72,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	80%	Restrictio	48,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
56	$/LF -Water Frontage	150.00	8,400	100%		8,400
0.34	Acres-Water Acreage	.00		100%		0
Total Acres 0.59		121,016.95 Per Acre		Land Total		71,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	690 Sqft	Grade C 100	Base	104,485
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Wet 3/4 Bmt	Basement	-1,297
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	105,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	72%	100%	46,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2003	270	C 100	14,369	Avg.	89%	80%	100%	10,230
Deck	2003	224	C 100	2,016	Avg.	89%	80%	100%	1,435
1 Fr	2003	308	C 100	16,392	Avg.	89%	80%	100%	11,671
1,208 SFLA		38.83 = $/SFLA (4)				Outbuilding Total			23,336

Accpt Land 71,000 **Accepted Bldg** 70,000 **Total** 141,000

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1975
Sale Price	22,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Baselot (Frct)	370,220	18,511	100%		18,511
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.05		770,220.00 Per Acre		Land Total		38,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 10	1900	1078	C 100	81,109	Avg.	62%	100%	100%	50,288
2nd Floor Fin	1900	1078	C 100	57,371	Avg.	62%	100%	100%	35,570
3rd Floor Fin	1900	1078	C 100	57,371	Avg.	62%	30%	100%	10,671
Basement 8	1900	1078	C 100	26,594	Avg.	62%	100%	100%	16,488
Deck	1990	114	C 100	1,026	Avg.	81%	100%	100%	831
								Outbuilding Total	113,848

Accpt Land 39,000 **Accepted Bldg** 114,000 **Total** 153,000

Map/Lot: U 4 29
Account: 103 Card: 1 of 1 Location: 251 JEFFERSON ST

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/24/2015
Sale Price	205,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Baselot (Frct)	135,577	28,471	100%		28,471
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.21		230,814.29 Per Acre		Land Total		48,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement 10	1995	4007	D 100	86,705	Fair	81%	100%	100%	70,231
Office 12	1995	4047	D 100	269,238	Fair	81%	55%	100%	119,946
Office 10	1995	4047	D 100	255,777	Fair	81%	50%	100%	103,590
Office 12	1995	4060	D 100	270,104	Fair	81%	50%	100%	109,392
Open Fr Porch	1995	40	D 100	795	Fair	79%	100%	100%	628
Open Fr Porch	1995	168	D 100	3,342	Fair	79%	100%	100%	2,640
Deck	1995	377	D 100	2,850	Fair	79%	100%	100%	2,252
Stairs	1995	52	D 100	524	Fair	79%	100%	100%	414
Stairs	1995	128	D 100	1,290	Fair	79%	100%	100%	1,019
Elevator Pass Ele	1995	1	C 100	80,250	Avg.	84%	100%	100%	67,410
							Outbuilding Total		477,522

Accpt Land 48,000 **Accepted Bldg** 478,000 **Total** 526,000

Map/Lot: R 2 56
Account: 104 Card: 1 of 1 Location: 481 DUTCH NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/23/2018
Sale Price	235,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
13.00	Acres-Back Land	500.00	6,500	100%		6,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.00		3,222.22 Per Acre			Land Total	58,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,204 Sqft	Grade C 110	Base	147,546
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Standard	Standard	Average	Basic	155,280

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	118,013

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1982	1	C 110	2,200	Avg.	76%	100%	100%	1,672
Enclosed Fr Porch	1982	104	C 110	5,243	Avg.	76%	100%	100%	3,985
Deck	1982	104	C 110	1,030	Avg.	76%	100%	100%	783
Sunspace	1982	120	C 110	7,029	Avg.	76%	100%	100%	5,342
Deck	1982	228	C 110	2,257	Avg.	76%	100%	100%	1,715
Shed	2005	112	C 110	1,232	Avg.	91%	100%	100%	1,121
1,806 SFLA		65.34 = $/SFLA (4)				Outbuilding Total			14,618

Accpt Land 58,000 **Accepted Bldg** 133,000 **Total** 191,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/15/2016
Sale Price	72,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.02	Acres-Back Land	500.00	10	100%		10
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		21,044.55 Per Acre		Land Total		42,510

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	95,580
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Fair	Basic	92,866

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	50,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1880	288	C 100	13,199	Fair	54%	100%	100%	7,127
Enclosed Fr Porch	1880	156	C 100	7,149	Fair	54%	100%	100%	3,860
Deck	1880	139	C 100	1,251	Fair	54%	100%	100%	676
Green House Framed	1880	117	C 100	2,294	Fair	54%	100%	100%	1,239
1.5 Shed	1880	647	C 100	8,217	Fair	54%	100%	100%	4,437
Shed	1880	242	E 100	1,815	Poor	46%	100%	100%	835
Shed	1880	140	E 100	1,050	Avg.	62%	100%	100%	651
1,080 SFLA		46.43 = $/SFLA (4)				Outbuilding Total			18,825

Accpt Land 43,000 **Accepted Bldg** 69,000 **Total** 112,000

Neighborhood 2 Rural Paved 2

Zoning/Use	ROUTE 1 COM A SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1998
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 2		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.00	Acres-Back Land	500.00	500	100%		500
6.00	Acres-Landlocked/Rear	200.00	1,200	100%		1,200
18.00	Acres-Under Water	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 28.00		2,025.00 Per Acre			Land Total	56,700

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	864 Sqft	Grade C 100	Base	121,246
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-514
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,640
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	Standard	Standard	Average	Basic	126,372

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	99,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	402	C 100	3,618	Avg.	79%	100%	100%	2,858
Gar	1991	672	C 100	16,719	Avg.	82%	100%	100%	13,710
(F) Gar	1991	504	C 100	25,200	Avg.	82%	100%	100%	20,664
Shed	1991	120	E 100	900	Fair	76%	100%	100%	684
Gar	1999	1600	E 100	29,856	Avg.	87%	100%	100%	25,975
1.75 Fr	2001	600	C 100	45,978	Avg.	88%	100%	100%	40,461
(U)Basement	2001	600	C 100	9,600	Avg.	88%	100%	100%	8,448
Canopy	1999	500	E 100	3,300	Avg.	87%	100%	100%	2,871
Open Shed	2008	400	E 100	2,400	Avg.	93%	100%	100%	2,232
Shed	1991	120	E 100	900	Fair	76%	100%	100%	684
1,512 SFLA		66.03 = $/SFLA (4)					Outbuilding Total		118,587

Accpt Land 57,000 **Accepted Bldg** 218,000 **Total** 275,000

Map/Lot: R 9 87
Account: 107 Card: 1 of 1 Location: 279 DEAVER RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	05/17/2018
Sale Price	375,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
26	$/LF -Water Frontage	150.00	3,900	100%		3,900
0.11	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.61		244,098.36 Per Acre		Land Total		148,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	156,447
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-679
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	159,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	116,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1978	36	B 100	475	Avg.	73%	100%	100%	347
Deck	1978	423	B 100	5,025	Avg.	73%	100%	100%	3,668
Deck	1978	54	B 100	642	Avg.	73%	100%	100%	469
Pier	1998	640	A 100	54,016	Good	90%	100%	100%	48,614
Ramp	1998	96	C 100	2,160	Avg.	86%	100%	100%	1,858
Float	1998	140	C 100	5,145	Avg.	86%	100%	100%	4,425
Deck	2006	80	B 100	950	Avg.	91%	100%	100%	864
1,512 SFLA		77.00 = $/SFLA (4)				Outbuilding Total			60,245

Accpt Land 149,000 **Accepted Bldg** 177,000 **Total** 326,000

Map/Lot: U 9 24
Account: 108 Card: 1 of 1 Location: 94 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/01/1957
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.19	Acres-Back Land	500.00	95	100%		95
Total Acres 0.69		53,760.87 Per Acre		Land Total		37,095

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 100	Base	100,560
Exterior	Wood 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	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,880
Heating	100% Electric	Cooling	0% None	Heat	-381
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	105,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	81,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1983	212	C 100	1,908	Avg.	77%	100%	100%	1,469
Shed	1983	140	E 100	1,050	Fair	69%	100%	100%	724
Att Gar	1993	384	C 100	8,056	Avg.	83%	100%	100%	6,686
1,120 SFLA		72.79 = $/SFLA (4)					Outbuilding Total		8,879

Accpt Land 37,000 **Accepted Bldg** 90,000 **Total** 127,000

Map/Lot: R17 7- 2
Account: 109 Card: 1 of 1 Location: 44 STALEY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/30/2006
Sale Price	149,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
3.50	Acres-Back Land	500.00	1,750	100%		1,750
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		4,938.89 Per Acre			Land Total	44,450

Dwelling Description **Replacement Cost New**

Log Home	One Story	910 Sqft	Grade D 100	Base	80,664
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	6,711
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	90,504

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	62,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1971	96	D 100	2,822	Avg.	69%	100%	100%	1,947
Enclosed Fr Porch	1971	208	D 100	8,008	Avg.	69%	100%	100%	5,526
Shed	2006	120	E 100	900	Avg.	91%	100%	100%	819
910 SFLA		68.62 = $/SFLA (4)				Outbuilding Total			8,292

Accpt Land 44,000 **Accepted Bldg** 71,000 **Total** 115,000

Map/Lot: R18 28A
Account: 110 Card: 1 of 1 Location: 43 HOAK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1977
Sale Price	2,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1989 ASTRO 27 X 57
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Baselot (Frct)	20,056.67	14,842	100%		14,842
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.74		63,300.00 Per Acre		Land Total		46,842

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,539 Sqft	Grade E 75	Base	70,640
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	874
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,527
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	64,987

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	51,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	1970	192	E 100	2,074	Fair	58%	100%	100%	1,203
Gar	1986	400	E 100	7,464	Avg.	79%	100%	100%	5,897
Enclosed Fr Porch	1995	128	E 100	4,400	Avg.	84%	100%	100%	3,696
Deck	1995	429	E 100	2,896	Avg.	84%	100%	100%	2,433
Deck	1996	126	E 100	850	Avg.	85%	100%	100%	722
Carport	2000	240	E 100	1,755	Avg.	87%	100%	100%	1,527
1,539 SFLA		33.78 = $/SFLA (4)					Outbuilding Total		15,478

Accpt Land 47,000 **Accepted Bldg** 67,000 **Total** 114,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%	Restrictio	135,000
16	$/LF -Water Frontage	150.00	2,400	90%	Restrictio	2,160
0.16	Acres-Water Acreage	.00		100%		0
0.40	Acres-Back Land	500.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.56		61,468.75 Per Acre		Land Total		157,360

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	902 Sqft	Grade B 100	Base	164,575
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,104
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	171,401

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	164,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2013	231	B 100	7,220	Avg.	96%	100%	100%	6,931
Sunspace	2013	160	B 100	11,246	Avg.	96%	100%	100%	10,796
1 Fr	2013	396	B 100	27,819	Avg.	96%	100%	100%	26,706
(U)Basement	2013	396	B 100	8,364	Avg.	96%	100%	100%	8,029
Open Fr Porch	2013	110	B 100	3,439	Avg.	96%	100%	100%	3,301
1 Fr	2013	160	B 100	11,240	Avg.	96%	100%	100%	10,790
(U)Basement	2013	160	B 100	3,379	Avg.	96%	100%	100%	3,244
Open Fr Porch	2013	32	B 100	1,001	Avg.	96%	100%	100%	961
Deck	2013	32	B 100	380	Avg.	96%	100%	100%	365
Deck	2013	374	B 100	4,443	Avg.	96%	100%	100%	4,265
1,578 SFLA		104.27 = $/SFLA (4)					Outbuilding Total		75,388

Accpt Land 157,000 **Accepted Bldg** 240,000 **Total** 397,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Reference 1			
Reference 2			
Tran/Land/Bldg	3 0 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2000	900	B 100	29,557	Avg.	87%	100%	100%	25,715
(F) Gar	2000	900	B 100	59,400	Avg.	87%	100%	100%	51,678
Open Fr Porch	2000	102	B 100	3,188	Avg.	87%	100%	100%	2,774
Deck	2000	60	B 100	713	Avg.	87%	100%	100%	620
Shed	2000	50	B 100	660	Avg.	87%	100%	100%	574
Pier	2003	56	C 100	2,240	Avg.	89%	100%	100%	1,994
Ramp	2003	96	C 100	2,160	Avg.	89%	100%	100%	1,922
Float	2003	224	C 100	8,232	Avg.	89%	100%	100%	7,326
1,578 SFLA		104.27 = $/SFLA (4)				Outbuilding Total			92,603

Accpt Land	0	**Accepted Bldg**	93,000	**Total**	93,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	157,000	240,000	397,000	157,000	240,000	397,000
2	0	93,000	93,000	0	93,000	93,000
TOTAL	157,000	333,000	490,000	157,000	333,000	490,000

Map/Lot: U 9 15
Account: 112 Card: 1 of 1 Location: 1540 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/1981
Sale Price	22,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Baselot (Frct)	221,272	57,531	100%		57,531
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.26		317,426.92 Per Acre		Land Total		82,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1983	1120	C 100	62,082	Avg.	77%	100%	100%	47,803
(U)Attic	1983	1120	C 100	10,080	Avg.	77%	100%	100%	7,762
						Outbuilding Total			55,565

Accpt Land 83,000 **Accepted Bldg** 56,000 **Total** 139,000

Neighborhood 3	Rural Dirt 2
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	07/01/1976
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
18.00	Acres-Back Land	500.00	9,000	100%		9,000
7.00	Acres-Under Water	.00		100%		0
Total Acres 25.00		360.00 Per Acre			Land Total	9,000

Accpt Land	9,000	**Accepted Bldg**	0	**Total**	9,000

Map/Lot: R 4 32D
Account: 114 Card: 1 of 1 Location: 60 KALERS POND RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.58	Acres-Baselot (Frct)	26,536.49	41,928	45%		18,867
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.58		24,599.37 Per Acre		Land Total		38,867

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,040 Sqft	Grade C 110	Base	105,097
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	105,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	75,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1986	192	E 100	1,828	Fair	72%	100%	100%	1,316
Open Shed	1986	160	E 100	960	Fair	72%	100%	100%	691
Deck	1988	312	C 100	2,808	Avg.	80%	100%	100%	2,246
Shed	1996	160	E 100	1,200	Fair	80%	100%	100%	960
1,040 SFLA		72.76 = $/SFLA (4)				Outbuilding Total			5,213

Accpt Land 39,000 **Accepted Bldg** 81,000 **Total** 120,000

Map/Lot: R24 10
Account: 115 Card: 1 of 1 Location: 1141 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities None
Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.78	Acres-Road Frontage	3,000.00	14,340	100%		14,340
27.02	Acres-Back Land	500.00	13,510	100%		13,510
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 35.80		1,342.18 Per Acre		Land Total		48,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	350	E 100	2,625	Poor	46%	50%	100%	604
Shed	1900	196	E 100	1,470	Poor	46%	50%	100%	338
Shed	1900	320	E 100	2,400	Poor	46%	50%	100%	552
Canopy	1900	456	E 100	3,010	Poor	46%	50%	100%	692
							Outbuilding Total		2,186

Accpt Land 48,000 **Accepted Bldg** 2,000 **Total** 50,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.85	Acres-Road Frontage	3,000.00	5,550	100%		5,550
5.74	Acres-Back Land	500.00	2,870	100%		2,870
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 9.59		5,049.01 Per Acre		Land Total		48,420

Dwelling Description — Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade E 100	Base	79,090
Exterior	Concrete	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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	1998	Standard	Standard	Average	Basic	72,123

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	56,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	168	E 100	1,260	Fair	54%	100%	100%	680
Gar	2011	896	C 100	22,292	Avg.	94%	90%	100%	18,859
(F) Gar	2011	672	C 100	33,600	Avg.	94%	100%	100%	31,584
Deck	2011	150	C 100	1,350	Avg.	94%	100%	100%	1,269
1,232 SFLA		46.25 = $/SFLA (4)					Outbuilding Total		52,392

Accpt Land 48,000 **Accepted Bldg** 109,000 **Total** 157,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.00	Acres-Under Water	.00		100%		0
6.00	Acres-Back Land	500.00	3,000	100%		3,000
50.00	Acres-Wasteland/Bog	100.00	5,000	100%		5,000
Total Acres 79.00		101.27 Per Acre			Land Total	8,000

Accpt Land 8,000 **Accepted Bldg** 0 **Total** 8,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1962
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
15.44	Acres-Back Land	500.00	7,720	100%		7,720
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 21.44		2,710.82 Per Acre			Land Total	58,120

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 110	Base	122,207
Exterior	Wood 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	0
Fin. Basement Area	322 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,410
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,111
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	Standard	Standard	Average	Basic	129,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	64%	100%	95%	78,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1963	72	C 110	3,630	Avg.	64%	100%	95%	2,207
Enclosed Fr Porch	1963	30	C 110	1,512	Avg.	64%	100%	95%	920
Deck	1963	170	C 110	1,683	Avg.	64%	100%	95%	1,023
Gar	1963	528	C 110	14,451	Avg.	64%	100%	95%	8,787
Shed	1963	448	E 100	3,360	Fair	54%	100%	95%	1,723
Cover-It	2011	240	E 100	360	Avg.	94%	100%	95%	321
1,288 SFLA		61.24 = $/SFLA (4)					Outbuilding Total		14,981

Accpt Land 58,000 **Accepted Bldg** 94,000 **Total** 152,000

Map/Lot: R10 51
Account: 119 Card: 1 of 1 Location: 3491 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
800	$/LF -Water Frontage	150.00	120,000	60%		72,000
8.00	Acres-Water Acreage	.00		100%		0
9.00	Acres-Back Land	500.00	4,500	100%		4,500
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 19.00		4,036.84 Per Acre		Land Total		76,700

Accpt Land 77,000 **Accepted Bldg** 0 **Total** 77,000

Map/Lot: R10 50
Account: 120 Card: 1 of 1 Location: 3488 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
18.50	Acres-Back Land	500.00	9,250	100%		9,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 21.00		2,535.71 Per Acre		Land Total		53,250

Dwelling Description — Replacement Cost New

Cape Cod	One & 1/2 Story	728 Sqft	Grade D 100	Base	80,822
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,305
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,367
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
1900	0	Standard	Standard	Fair	Basic	79,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	43,137

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	84	D 100	3,234	Fair	54%	100%	100%	1,746
Gar	1970	572	E 100	10,673	Avg.	68%	100%	100%	7,258
Shed	1900	192	E 100	1,440	Poor	46%	100%	100%	662
Shed	1900	108	E 100	810	Poor	46%	100%	100%	373
Shed	1900	192	E 100	1,440	Poor	46%	100%	100%	662
Deck	2010	208	D 100	1,572	Avg.	94%	100%	100%	1,478
1,092 SFLA		39.50 = $/SFLA (4)					Outbuilding Total		12,179

Accpt Land 53,000 **Accepted Bldg** 55,000 **Total** 108,000

Map/Lot: R10 49B
Account: 121 Card: 1 of 1 Location: 3452 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
18.00	Acres-Back Land	500.00	9,000	100%		9,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 20.00		460.00 Per Acre		Land Total		9,200

Accpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/07/2004
Sale Price	66,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.26	Acres-Back Land	500.00	130	100%		130
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.26		17,756.64 Per Acre		Land Total		40,130

Dwelling Description **Replacement Cost New**

Ranch	Two Story	952 Sqft	Grade D 100	Base	120,772
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,383
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	2005	Standard	Standard	Average	Basic	123,155

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	62%	100%	100%	76,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	64	D 100	484	Avg.	62%	100%	100%	300
Gar	1950	399	E 100	7,445	Fair	54%	100%	100%	4,020
1,904 SFLA		40.10 = $/SFLA (4)				Outbuilding Total			4,320

Accpt Land	40,000	**Accepted Bldg**	81,000	**Total**	121,000

Map/Lot: U 9 43
Account: 123 Card: 1 of 1 Location: 45 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	03/10/2010
Sale Price	77,095
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Baselot (Frct)	73,550.20	17,652	100%		17,652
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.24		136,050.00 Per Acre		Land Total		32,652

Dwelling Description

					Replacement Cost New
Ranch	One Story	768 Sqft	Grade C 110	Base	86,331
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Good	Basic	86,331

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	68%	100%	100%	58,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1950	80	C 110	4,033	Good	68%	100%	100%	2,742
Deck	2001	49	C 110	485	Avg.	88%	100%	100%	427
Deck	2001	120	C 110	1,188	Avg.	88%	100%	100%	1,045
768 SFLA		76.44 = $/SFLA (4)					Outbuilding Total		4,214

Accpt Land 33,000 **Accepted Bldg** 63,000 **Total** 96,000

Map/Lot: R14 9
Account: 124 Card: 1 of 1 Location: 129 UNION RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	03/30/2018
Sale Price	65,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
48.00	Acres-Unimprov. R/W	300.00	14,400	100%		14,400
Total Acres 48.00		300.00 Per Acre		Land Total		14,400

Accpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

Map/Lot: R14 16
Account: 125 Card: 1 of 1 Location: 953 UNION RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	None

Sale Data

Sale Date	03/30/2018
Sale Price	65,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
89.00	Acres-Back Land	500.00	44,500	100%		44,500
30.00	Acres-Under Water	.00		100%		0
Total Acres 119.00		373.95 Per Acre		Land Total		44,500

Accpt Land	45,000	**Accepted Bldg**	0	**Total**	45,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	27,519.44	41,279	50%		20,640
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		27,093.33 Per Acre		Land Total		40,640

Dwelling Description

				Replacement Cost New	
Bi Level	One Story	968 Sqft	Grade D 100	Base	75,706
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,197
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	76,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	60,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1987	44	D 100	1,278	Avg.	79%	100%	100%	1,010
1.75 Gar	1989	320	E 100	8,596	Avg.	80%	100%	100%	6,877
Shed	1992	160	E 100	1,200	Avg.	82%	100%	100%	984
1 Fr	1997	384	D 100	17,166	Avg.	86%	100%	100%	14,763
(U)Basement	1997	384	D 100	5,161	Avg.	86%	100%	100%	4,438
Shed	1997	128	E 100	960	Avg.	86%	100%	100%	826
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
968 SFLA		62.76 = $/SFLA (4)				Outbuilding Total			29,364

Accpt Land 41,000 **Accepted Bldg** 90,000 **Total** 131,000

Map/Lot: R19 22
Account: 127 Card: 1 of 1 Location: 128 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1993
Sale Price	45,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
11.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
14.67	Acres-Back Land	500.00	7,335	100%		7,335
Total Acres 37.67		2,052.96 Per Acre		Land Total		77,335

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	Base	76,463
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	485
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,440
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Fair	Basic	73,698

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	39,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	540	C 100	28,739	Fair	54%	100%	100%	15,519
(U)Attic	1850	540	C 100	4,860	Fair	54%	100%	100%	2,624
Shed	2006	160	C 100	1,600	Avg.	91%	100%	100%	1,456
Patio	2006	1152	C 100	5,576	Avg.	91%	100%	100%	5,074
Shed	2009	336	C 100	3,360	Avg.	93%	200%	100%	6,250
Shed	2016	336	C 100	3,360	Avg.	97%	100%	100%	3,259
720 SFLA		55.27 = $/SFLA (4)				Outbuilding Total			34,182

Accpt Land 77,000 **Accepted Bldg** 74,000 **Total** 151,000

Map/Lot: R20 12
Account: 128 Card: 1 of 1 Location: 675 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/15/2004
Sale Price	34,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.68	Acres-Road Frontage	3,000.00	14,040	100%		14,040
1.23	Acres-Back Land	500.00	615	100%		615
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.91		6,909.61 Per Acre			Land Total	54,655

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1993	14X72	C 100	43,128	Poor	30%	100%	100%	12,938
Deck	1995	128	C 100	1,152	Poor	73%	100%	100%	841
1,008 SFLA		52.32 = $/SFLA (4)				Outbuilding Total			13,779

Accpt Land 55,000 **Accepted Bldg** 14,000 **Total** 69,000

Map/Lot: R23 40
Account: 129 Card: 1 of 1 Location: 549 FLANDERS CORNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/26/2014
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Baselot (Frct)	23,424.18	11,946	100%		11,946
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.51		62,639.22 Per Acre		Land Total		31,946

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,248 Sqft	Grade D 100	Base	90,311
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-4,938
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,562
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
1989	0	Standard	Standard	Poor	Basic	86,935

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	58,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	160	C 100	1,440	Avg.	80%	100%	100%	1,152
Gar	1992	624	E 100	11,644	Avg.	82%	100%	100%	9,548
Shed	1994	128	E 100	960	Avg.	84%	100%	100%	806
1,248 SFLA		46.67 = $/SFLA (4)				Outbuilding Total			11,506

Accpt Land 32,000 **Accepted Bldg** 70,000 **Total** 102,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/18/2013
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.52	Acres-Road Frontage	3,000.00	1,560	100%		1,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.52		16,492.06 Per Acre		Land Total		41,560

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,404 Sqft	Grade C 100	Base	117,199
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,092
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	122,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	97,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1989	72	C 100	1,705	Avg.	80%	100%	100%	1,364
1 Fr	1989	120	C 100	6,386	Avg.	80%	100%	100%	5,109
(U)Basement	1989	120	C 100	1,920	Avg.	80%	100%	100%	1,536
Deck	1989	200	C 100	1,800	Avg.	80%	100%	100%	1,440
Gar	1989	1008	C 100	25,079	Avg.	80%	100%	100%	20,063
1,404 SFLA		69.58 = $/SFLA (4)					Outbuilding Total		29,512

Accpt Land 42,000 **Accepted Bldg** 127,000 **Total** 169,000

Map/Lot: R19 37
Account: 131 Card: 1 of 1 Location: 1269 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.33	Acres-Baselot (Frct)	13,305.31	17,696	100%		17,696
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.33		28,342.86 Per Acre		Land Total		37,696

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	2009	14X48	A 100	35,904	Avg.	51%	100%	100%	18,311
MH Slab		2009	672	C 100	2,278	Avg.	93%	100%	100%	2,119
Gar		1972	480	E 100	8,956	Poor	48%	100%	100%	4,299
672 SFLA			172.62 = $/SFLA (4)				Outbuilding Total			24,729

Accpt Land 38,000 **Accepted Bldg** 25,000 **Total** 63,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	52,263.40	31,358	10%		3,136
Total Acres 0.60		5,226.67 Per Acre			Land Total	3,136

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	J M BENNER
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	19 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.62	Acres-Road Frontage	3,000.00	1,860	100%		1,860
32.12	Acres-Back Land	500.00	16,060	100%		16,060
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 34.74		1,739.21 Per Acre			Land Total	60,420

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	468 Sqft	Grade C 100	Base	59,080
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,764
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	697
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	16,450
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	Standard	Standard	Average	Basic	74,463

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	46,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1880	90	C 100	4,125	Avg.	62%	100%	100%	2,557
1 Fr	1880	216	C 100	11,496	Avg.	62%	100%	100%	7,128
Entry	1880	30	C 100	1,050	Avg.	62%	100%	100%	651
Shed	1880	228	E 100	1,710	Poor	46%	100%	100%	787
Shed	1880	408	E 100	3,060	Poor	46%	100%	100%	1,408
468 SFLA		98.65 = $/SFLA (4)				Outbuilding Total			12,531

Accpt Land	60,000	Accepted Bldg	59,000	Total	119,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	36,551.36	36,551	50%		18,276
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		38,276.00 Per Acre		Land Total		38,276

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,392 Sqft	Grade C 110	Base	128,099
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	131,201

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	114,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2000	54	C 110	1,407	Avg.	87%	100%	100%	1,224
Deck	2000	96	C 110	950	Avg.	87%	100%	100%	826
Deck	2000	324	C 110	3,208	Avg.	87%	100%	100%	2,791
1.5 Gar	1992	1080	E 100	25,588	Avg.	82%	100%	100%	20,982
Shed	2013	264	E 100	1,980	Avg.	96%	100%	100%	1,901
1,392 SFLA		82.00 = $/SFLA (4)				Outbuilding Total			27,724

Accpt Land 38,000 **Accepted Bldg** 142,000 **Total** 180,000

Map/Lot: R15 70A
Account: 135 Card: 1 of 1 Location: 568 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	09/01/2000
Sale Price	7,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed		1960	64	E 100	480	Poor	46%	100%	100%	221
Shed		1997	224	E 100	1,680	Avg.	86%	100%	100%	1,445
Westwynd	M/H	2000	16X76	A 100	61,028	Avg.	51%	100%	100%	31,124
MH Slab		2000	1216	C 100	4,122	Avg.	87%	100%	100%	3,586
Deck		2001	128	C 100	1,152	Avg.	88%	100%	100%	1,014
1,216 SFLA			119.46 = $/SFLA (4)				Outbuilding Total			37,390

Accpt Land 40,000 **Accepted Bldg** 37,000 **Total** 77,000

Neighborhood 3	Rural Dirt 2		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities			
Street	Street Surface		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.75	Acres-Back Land	500.00	1,875	100%		1,875
Total Acres 3.75		500.00 Per Acre			Land Total	1,875

Accpt Land	2,000	**Accepted Bldg**	0	**Total**	2,000

Map/Lot: R16 25
Account: 137 Card: 1 of 1 Location: 1035 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1984
Sale Price	22,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
9.55	Acres-Back Land	500.00	4,775	100%		4,775
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.05		3,840.25 Per Acre			Land Total	46,275

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,152 Sqft	Grade E 75	Base	57,123
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Poor	Basic	52,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	55%	50%	100%	14,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	162	E 100	1,094	Avg.	73%	100%	100%	799
Gar	1985	440	E 100	8,210	Avg.	78%	100%	100%	6,404
1,152 SFLA		12.47 = $/SFLA (4)					Outbuilding Total		7,203

Accpt Land 46,000 **Accepted Bldg** 22,000 **Total** 68,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Baselot (Frct)	69,416.31	27,767	20%		5,553
Total Acres 0.40		13,882.50 Per Acre			Land Total	5,553

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	160	E 100	1,200	Poor	46%	100%	100%	552
Shed	1999	100	E 100	750	Avg.	87%	100%	100%	652
							Outbuilding Total		1,204

Accpt Land 6,000 **Accepted Bldg** 1,000 **Total** 7,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	03/01/1996
Sale Price	7,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Back Land	500.00	3,500	100%		3,500
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 9.00		411.11 Per Acre		Land Total		3,700

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
6.50	Acres-Road Frontage	3,000.00	19,500	100%		19,500
9.29	Acres-Back Land	500.00	4,645	100%		4,645
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.79		4,505.06 Per Acre			Land Total	80,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Basement	1969	624	C 100	9,984	Poor	46%	100%	100%	4,593
Shed	2006	96	E 100	720	Avg.	91%	100%	100%	655
								Outbuilding Total	5,248

Accpt Land 80,000 **Accepted Bldg** 5,000 **Total** 85,000

Map/Lot: R 4 43
Account: 141 Card: 1 of 1 Location: 100 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
2.58	Acres-Road Frontage	3,000.00	7,740	100%		7,740
36.64	Acres-Back Land	500.00	18,320	100%		18,320
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 49.22		1,363.47 Per Acre			Land Total	67,110

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	720 Sqft	Grade D 100	Base	102,182
Exterior	Wood 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 1/2 Bmt	Basement	-2,280
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Standard	Standard	Average	Basic	103,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	62%	20%	100%	12,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1950	240	D 100	9,239	Avg.	62%	20%	100%	1,146
Shed	1950	64	D 100	538	Avg.	62%	20%	100%	67
Shed	1950	96	E 100	720	Fair	54%	100%	100%	389
1,440 SFLA		8.87 = $/SFLA (4)					Outbuilding Total		1,602

Accpt Land 67,000 **Accepted Bldg** 14,000 **Total** 81,000

Map/Lot: R10 42
Account: 143 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 44
Account: 144 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R 4 48
Account: 145 Card: 1 of 1 Location: 24 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.14	Acres-Road Frontage	3,000.00	420	100%		420
0.41	Acres-Back Land	500.00	205	100%		205
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.55		16,029.41 Per Acre		Land Total		40,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	928 Sqft	Grade D 100	Base	94,204
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,939
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,742
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	790
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	93,797

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	58,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1780	192	D 100	3,819	Avg.	62%	100%	100%	2,368
Enclosed Fr Porch	1780	48	D 100	1,848	Avg.	62%	100%	100%	1,146
1.5 Fr	1780	216	D 100	12,261	Avg.	62%	100%	100%	7,602
Shed	1780	96	E 100	720	Fair	54%	100%	100%	389
1.75 Barn	1972	700	E 100	14,212	Avg.	70%	100%	100%	9,948
1.5 Fr	1994	272	D 100	15,441	Avg.	84%	100%	100%	12,970
1,392 SFLA		41.78 = $/SFLA (4)				Outbuilding Total			34,423

Accpt Land 41,000 **Accepted Bldg** 93,000 **Total** 134,000

Map/Lot: R10 47
Account: 146 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Road Frontage	3,000.00	9,000	81%		7,290
9.00	Acres-Landlocked/Rear	200.00	1,800	81%		1,458
2.00	Acres-Wasteland/Bog	100.00	200	81%		162
Total Acres 14.00		636.43 Per Acre			Land Total	8,910

Accpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Map/Lot: R10 48
Account: 147 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	57%		42,750
1.00	Acres-Road Frontage	3,000.00	3,000	81%		2,430
6.00	Acres-Back Land	500.00	3,000	81%		2,430
Total Acres 9.00		5,290.00 Per Acre			Land Total	47,610

Accpt Land 48,000 **Accepted Bldg** 0 **Total** 48,000

Map/Lot: U 2 20A-23
Account: 148 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 23

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2 PINE GROVE 14 X 66 4-1-91
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1990	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
Deck		1998	112	C 100	1,008	Avg.	86%	100%	100%	867
Shed		1990	80	E 100	600	Poor	68%	100%	100%	408
924 SFLA			88.00 = $/SFLA (4)				Outbuilding Total			24,433

Accpt Land 0 **Accepted Bldg** 24,000 **Total** 24,000

Map/Lot: R 6 8
Account: 149 Card: 1 of 1 Location: 105 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Baselot (Frct)	33,213.09	11,957	100%		11,957
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.36		88,769.44 Per Acre		Land Total		31,957

Dwelling Description

				Replacement Cost New	
Ranch	One Story	832 Sqft	Grade C 100	Base	82,497
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,240
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
1965	0	Standard	Standard	Average	Basic	83,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	54,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1965	48	C 100	432	Avg.	65%	100%	100%	281
Att Gar	1965	384	C 100	8,056	Avg.	65%	100%	100%	5,236
Shed	1965	120	E 100	900	Fair	54%	100%	100%	486
832 SFLA		65.42 = $/SFLA (4)				Outbuilding Total			6,003

Accpt Land 32,000 **Accepted Bldg** 60,000 **Total** 92,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/31/2007
Sale Price	62,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	248,720	54,718	31%		16,963
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.22		145,286.36 Per Acre		Land Total		31,963

Dwelling Description — **Replacement Cost New**

Ranch	One Story	549 Sqft	Grade C 100	Base	64,110
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,139
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-187
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	Standard	Standard	Average	Basic	59,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	37,066

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1945	96	C 100	4,400	Avg.	62%	100%	100%	2,728
Att Gar	1945	360	C 100	7,553	Avg.	62%	100%	100%	4,683
549 SFLA		67.52 = $/SFLA (4)				Outbuilding Total			7,411

Accpt Land 32,000 **Accepted Bldg** 44,000 **Total** 76,000

Map/Lot: R10 10
Account: 151 Card: 1 of 1 Location: 2901 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.43	Acres-Back Land	500.00	715	100%		715
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.43		12,599.13 Per Acre		Land Total		43,215

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	140,186
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,244
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-5,803
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1986	Standard	Standard	Average	Basic	139,725

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	117,369

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1900	276	C 110	2,732	Avg.	84%	100%	100%	2,295
Deck	1900	12	C 110	119	Avg.	84%	100%	100%	100
Shed	1900	8	C 110	88	Avg.	84%	100%	100%	74
1.5 Barn	1900	840	C 110	22,056	Avg.	84%	100%	100%	18,527
Shed	1900	462	C 110	5,082	Avg.	84%	100%	100%	4,269
Open Fr Porch	1900	84	C 110	2,188	Avg.	84%	100%	100%	1,838
1,680 SFLA		69.86 = $/SFLA (4)					Outbuilding Total		27,103

Accpt Land 43,000 **Accepted Bldg** 144,000 **Total** 187,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/01/1986
Sale Price	51,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	22 70 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Baselot (Frct)	110,752	19,935	100%		19,935
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.18		194,083.33 Per Acre		Land Total		34,935

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	676 Sqft	Grade C 110	Base	127,614
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,216
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	3,718
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	140,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	87,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	255	C 110	14,928	Avg.	62%	100%	100%	9,255
(U)Basement	1850	255	C 110	4,488	Avg.	62%	100%	100%	2,783
Open Fr Porch	1850	56	C 110	1,459	Avg.	62%	100%	100%	905
Gar	1850	380	C 110	10,399	Avg.	62%	100%	100%	6,447
1,352 SFLA		64.54 = $/SFLA (4)					Outbuilding Total		19,390

Accpt Land	35,000	**Accepted Bldg**	107,000	**Total**	142,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/22/2017
Sale Price	245,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.99	Acres-Road Frontage	3,000.00	11,970	100%		11,970
21.29	Acres-Back Land	500.00	10,645	100%		10,645
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 27.28		2,295.27 Per Acre			Land Total	62,615

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	936 Sqft	Grade C 100	Base	136,260
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,808
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
1982	0	Standard	Standard	Average	Basic	133,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	101,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1982	288	C 100	6,820	Avg.	76%	100%	100%	5,183
Entry	1982	36	C 100	1,260	Avg.	76%	100%	100%	958
2.5 Barn	1900	1116	E 100	30,685	Poor	46%	100%	100%	14,115
Shed	1900	360	E 100	2,700	Poor	46%	100%	100%	1,242
1,404 SFLA		72.24 = $/SFLA (4)					Outbuilding Total		21,498

Accpt Land 63,000 **Accepted Bldg** 123,000 **Total** 186,000

Map/Lot: R 1 103A
Account: 154 Card: 1 of 1 Location: 250 BUTTER POINT RD

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities Dug WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	461,828	230,914	60%	Access	138,548
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.50		297,096.00 Per Acre			Land Total	148,548

Dwelling Description

				Replacement Cost New	
Ranch	One Story	592 Sqft	Grade SC100	Base	50,583
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-888
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	None	Good	Basic	47,580

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	36,161

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1970	96	SC100	648	Good	76%	100%	100%	492
Guest House	1970	144	SC100	7,948	Good	76%	100%	100%	6,040
Deck	1970	48	SC100	324	Good	76%	100%	100%	246
592 SFLA		61.08 = $/SFLA (4)					Outbuilding Total		6,778

Accpt Land 149,000 **Accepted Bldg** 43,000 **Total** 192,000

Map/Lot: R 9 63
Account: 155 Card: 1 of 1 Location: 1420 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/01/1991
Sale Price	138,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Baselot (Frct)	277,838	119,470	100%		119,470
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.43		352,255.81 Per Acre		Land Total		151,470

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	579 Sqft	Grade B 100	Base	126,067
Exterior	Wood 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	0
Fin. Basement Area	579 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,580
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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	2002	Standard	Standard	Good	Basic	137,647

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	134,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2000	572	B 100	18,785	Good	91%	100%	100%	17,094
(F) Gar	2000	572	B 100	37,752	Good	91%	100%	100%	34,354
Shed	2000	120	E 100	900	Good	91%	100%	100%	819
1,013 SFLA		133.16 = $/SFLA (4)				Outbuilding Total			52,267

Accpt Land 151,000 **Accepted Bldg** 187,000 **Total** 338,000

Map/Lot: U 5 32
Account: 156 Card: 1 of 2 Location: 1078 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/07/2006
Sale Price	173,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
Total Acres 0.28		132,464.29 Per Acre			Land Total	37,090

Dwelling Description **Replacement Cost New**

Colonial	Two Story	644 Sqft	Grade C 110	Base	125,316
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,102
Attic	Floor & Stairs			Attic	3,542
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1950	Standard	Standard	Average	Basic	131,960

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	81,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	24	C 110	1,405	Avg.	62%	100%	100%	871
1 Fr	1880	378	C 110	22,129	Avg.	62%	100%	100%	13,720
1.5 Fr	1880	374	C 110	27,802	Avg.	62%	100%	100%	17,237
(U)Basement	1880	374	C 110	6,582	Avg.	62%	100%	100%	4,081
Open Fr Porch	1880	85	C 110	2,214	Avg.	62%	100%	100%	1,373
Enclosed Fr Porch	1880	204	C 110	10,284	Avg.	62%	100%	100%	6,376
Deck	1880	110	C 110	1,089	Avg.	62%	100%	100%	675
Shed	1880	25	C 110	275	Avg.	62%	100%	100%	170
1.5 Barn	1880	720	C 110	18,905	Avg.	62%	100%	100%	11,721
Shed	1880	312	C 110	3,432	Avg.	62%	100%	100%	2,128
1,288 SFLA		63.52 = $/SFLA (4)					Outbuilding Total		58,352

Accpt Land 37,000 **Accepted Bldg** 140,000 **Total** 177,000

Neighborhood 18	Hist Vill .25
Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 12
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Sale Data

Sale Date	09/07/2006
Sale Price	173,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2007	156	C 110	1,544	Avg.	92%	100%	100%	1,420
1,288 SFLA		63.52 = $/SFLA (4)				Outbuilding Total			1,420

Accpt Land	0	**Accepted Bldg**	1,000	**Total**	1,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	37,000	140,000	177,000	37,000	140,000	177,000
2	0	1,000	1,000	0	1,000	1,000
TOTAL	37,000	141,000	178,000	37,000	141,000	178,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/05/2004
Sale Price	370,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
3.14	Acres-Back Land	500.00	1,570	100%		1,570
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.14		33,379.38 Per Acre		Land Total		171,570

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	1,008 Sqft	Grade A 100	Base	283,271
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	2,148
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	808 Sqft, Grade A	Basement Gar	None	Fin Bsmt	34,098
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	15				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	3	Plumbing	23,801
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	2015	Standard	Standard	Average	Basic	351,178

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	344,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2015	135	A 100	6,746	Avg.	98%	100%	100%	6,611
Deck	2015	84	A 100	1,595	Avg.	98%	100%	100%	1,563
1 Fr	2015	726	A 100	81,526	Avg.	98%	100%	100%	79,895
(F)Basement	2015	726	A 100	38,296	Avg.	98%	100%	100%	37,530
Canopy	2015	162	A 100	3,009	Avg.	98%	100%	100%	2,949
1 Fr	2015	105	A 100	11,791	Avg.	98%	100%	100%	11,555
Deck	2015	273	A 100	5,184	Avg.	98%	100%	100%	5,080
1.5 Shed	1995	168	C 100	2,134	Avg.	84%	100%	100%	1,793
Canopy	1995	42	C 100	370	Avg.	84%	200%	100%	622
Deck	1995	60	C 100	540	Avg.	84%	100%	100%	454
1,764 SFLA		195.10 = $/SFLA (4)					Outbuilding Total		148,052

Accpt Land 172,000 **Accepted Bldg** 492,000 **Total** 664,000

Map/Lot: R 2 12
Account: 158 Card: 1 of 1 Location: 170 LEDGES CIRCLE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1982
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.40	Acres-Road Frontage	3,000.00	7,200	100%		7,200
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.40		13,454.55 Per Acre			Land Total	59,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,380 Sqft	Grade C 100	Base	148,152
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,084
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	154,056

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	101,677

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1967	42	C 100	1,925	Avg.	66%	100%	100%	1,271
Shed	1967	299	E 100	2,242	Fair	56%	100%	100%	1,256
1.5 Gar	1993	1500	C 100	47,385	Avg.	83%	100%	100%	39,330
1 Fr	2001	448	E 100	17,882	Avg.	88%	100%	100%	15,736
2,070 SFLA		49.12 = $/SFLA (4)					Outbuilding Total		57,593

Accpt Land	59,000	Accepted Bldg	159,000	Total	218,000

Map/Lot: U10 35A
Account: 159 Card: 1 of 1 Location: 204 KALERS CORNER ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/27/2017
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1979 BURLINGTON 14 X 70
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Baselot (Frct)	107,261	15,017	100%		15,017
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.14		214,407.14 Per Acre		Land Total		30,017

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1979	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
Shed		1979	64	E 100	480	Fair	66%	100%	100%	317
924 SFLA			131.41 = $/SFLA (4)				Outbuilding Total			20,064

Accpt Land 30,000 **Accepted Bldg** 20,000 **Total** 50,000

Map/Lot: R11 30
Account: 160 Card: 1 of 2 Location: 1647 FINNTOWN RD

Neighborhood 2	Rural Paved 2
Tree Growth	2014
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/12/2012
Sale Price	654,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2014		
Reference 2	FARMLAND 2014		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Crop/Blueberry F&O	450.00	1,800	100%		1,800
5.00	Acres-Pasture F&O	350.00	1,750	100%		1,750
2.59	Acres-Mixed Wood F&O	408.00	1,057	100%		1,057
19.00	Acres-Hardwood F&O	263.00	4,997	100%		4,997
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 32.59		1,890.27 Per Acre			Land Total	61,604

Dwelling Description

Contemporary	One & 1/2 Story	1,995 Sqft	Grade B 115	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	299,257
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,767
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,135
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Good	Basic	318,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	290,121

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	2000	10	B 115	1,944	Good	91%	100%	100%	1,769
Bay Window	2000	16	B 115	3,108	Good	91%	100%	100%	2,828
1 Fr	2000	27	B 115	2,182	Good	91%	100%	100%	1,986
1 Fr	2000	288	B 115	23,267	Good	91%	100%	100%	21,173
(U)Basement	2000	288	B 115	6,995	Good	91%	100%	100%	6,365
Deck	2000	124	B 115	1,694	Good	91%	100%	100%	1,542
Open Fr Porch	2000	1099	B 115	39,505	Good	91%	100%	100%	35,950
Deck	2002	384	B 115	5,246	Good	92%	100%	100%	4,826
Patio	2002	320	B 115	2,351	Good	92%	100%	100%	2,163
Open Shed	2002	160	B 115	1,943	Good	92%	100%	100%	1,788
2,992 SFLA		96.97 = $/SFLA (4)					Outbuilding Total		80,390

Accpt Land 62,000 **Accepted Bldg** 371,000 **Total** 433,000

Map/Lot: R11 30
Account: 160 Card: 2 of 2 Location: 1647 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/12/2012
Sale Price	654,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Dwelling Description

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 115	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	186,685
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-7,607
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,610
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Good	Basic	188,343

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	171,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	44	B 115	601	Good	91%	100%	100%	547
Bay Window	2000	5	B 115	972	Good	91%	100%	100%	885
Gar	2000	780	B 115	29,458	Good	91%	100%	100%	26,807
(F) Gar	2000	390	B 115	29,601	Good	91%	100%	100%	26,937
Carport	2000	312	B 115	4,617	Good	91%	100%	100%	4,201
Gar	2002	400	B 115	15,107	Good	92%	100%	100%	13,898
1.5 Shed	1900	551	E 100	5,248	Fair	54%	100%	100%	2,834
1.5 Barn	2012	1296	B 115	46,960	Good	97%	100%	100%	45,551
Canopy	2012	432	B 115	5,771	Good	97%	200%	100%	11,196
Open Shed	2013	600	B 115	7,286	Good	97%	100%	100%	7,067
1,596 SFLA		107.39 = $/SFLA (4)					Outbuilding Total		139,923

Accpt Land 0 **Accepted Bldg** 311,000 **Total** 311,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	62,000	371,000	433,000	62,000	371,000	433,000
2	0	311,000	311,000	0	311,000	311,000
TOTAL	62,000	682,000	744,000	62,000	682,000	744,000

Name: BERTOLINO, ANDREW M
C/O LISA KANGAS

Map/Lot: R13 54B
Account: 161 Card: 1 of 1 Location: 2701 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Above Street
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/01/1989
Sale Price	13,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.99	Acres-Road Frontage	3,000.00	2,970	100%		2,970
1.11	Acres-Back Land	500.00	555	100%		555
Total Acres 4.10		6,347.56 Per Acre		Land Total		26,025

Accpt Land	26,000	**Accepted Bldg**	0	**Total**	26,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2002
Sale Price	59,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	PAMELA JEAN ST CLAIR
Tran/Land/Bldg	5 5 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	44%		19,800
0.11	Acres-Road Frontage	3,000.00	330	100%		330
1.68	Acres-Back Land	500.00	840	100%		840
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.79		10,810.03 Per Acre			Land Total	40,970

Dwelling Description — **Replacement Cost New**

Doublewide	One Story	1,152 Sqft	Grade E 100	Base	76,164
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-4,069
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-294
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	73,211

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	50,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1983	168	E 100	6,706	Fair	69%	100%	100%	4,627
Deck	1987	128	C 100	1,152	Avg.	79%	100%	100%	910
1,152 SFLA		43.85 = $/SFLA (4)				Outbuilding Total			5,537

Accpt Land	41,000	Accepted Bldg	56,000	Total	97,000

Map/Lot: R12 12A
Account: 163 Card: 1 of 1 Location: 1147 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1989
Sale Price	9,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		48,245.00 Per Acre		Land Total		48,245

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,086 Sqft	Grade E 75	Base	55,366
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,606
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,222
Rooms	3				
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
1982	0	Standard	Standard	Fair	Basic	49,538

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	68%	70%	100%	23,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	100	E 100	750	Poor	46%	100%	100%	345
1,086 SFLA		21.71 = $/SFLA (4)					Outbuilding Total		345

Accpt Land 48,000 **Accepted Bldg** 24,000 **Total** 72,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/30/2017
Sale Price	10,368
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
8.36	Acres-Back Land	500.00	4,180	100%		4,180
Total Acres 10.36		1,272.20 Per Acre		Land Total		13,180

Accpt Land 13,000 **Accepted Bldg** 0 **Total** 13,000

Map/Lot: R14 15
Account: 165 Card: 1 of 1 Location: 739 UNION RD

Neighborhood 2	Rural Paved 2
Tree Growth	1994
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1975
Sale Price	9,300
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1994		
Reference 2	FARMLAND 1994		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.00	Acres-Pasture F&O	350.00	1,750	100%		1,750
20.50	Acres-Softwood F&O	337.00	6,909	100%		6,909
20.50	Acres-Mixed Wood F&O	408.00	8,364	100%		8,364
25.00	Acres-Hardwood F&O	263.00	6,575	100%		6,575
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.16	Acres-Back Land	500.00	1,580	100%		1,580
Total Acres 76.16		855.80 Per Acre			Land Total	65,178

Dwelling Description — **Replacement Cost New**

Gambrel	One & 3/4 Story	704 Sqft	Grade D 100	Base	89,708
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,459
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,070
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	Floor & Stairs			Attic	2,957
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	Standard	Standard	Average	Basic	87,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	65,786

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1980	128	D 100	1,075	Avg.	75%	100%	100%	806
Entry	1980	42	D 100	1,235	Avg.	75%	100%	100%	926
2 Fr	1993	240	C 100	20,690	Avg.	83%	100%	100%	17,173
Deck	1993	28	C 100	252	Avg.	83%	100%	100%	209
Gar	1980	768	E 100	14,331	Avg.	75%	100%	100%	10,748
Shed	1980	168	E 100	1,260	Avg.	75%	100%	100%	945
1.5 Barn	1983	560	E 100	10,025	Avg.	77%	100%	100%	7,719
Shed	1984	400	E 100	3,000	Avg.	77%	100%	100%	2,310
1,232 SFLA		53.40 = $/SFLA (4)					Outbuilding Total		40,836

Accpt Land	65,000	Accepted Bldg	107,000	Total	172,000

Map/Lot: R13 10C
Account: 166 Card: 1 of 1 Location: 3467 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 3
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/01/1984
Sale Price	5,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.60		19,634.62 Per Acre		Land Total		51,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	123,246
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-2	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,280
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,253
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,640
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
1985	0	Standard	Standard	Average	Basic	148,419

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	115,767

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2011	180	C 100	1,800	Avg.	94%	100%	100%	1,692
Shed	2011	80	E 100	600	Avg.	94%	100%	100%	564
1,512 SFLA		76.57 = $/SFLA (4)				Outbuilding Total			2,256

Accpt Land 51,000 **Accepted Bldg** 118,000 **Total** 169,000

Map/Lot: R 6 8E
Account: 167 Card: 1 of 1 Location: 170 LADY SLIPPER LN

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1984
Sale Price	13,200
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.00	# -Per Unit	12,000.00	264,000	100%		264,000
18.00	# -Per Unit	12,000.00	216,000	50%		108,000
19.46	Acres-Land Acreage	.00		100%		0
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 19.46		19,373.07 Per Acre		Land Total		377,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2004	864	C 100	21,496	Avg.	90%	100%	100%	19,346
3,000 Water	2004	2	C 100	6,000	Avg.	90%	100%	100%	5,400
12Mobile Home	1980	12X55	C 100	30,360	Poor	30%	100%	100%	9,108
660 SFLA		189.20 = $/SFLA (4)				Outbuilding Total			33,854

Accpt Land 377,000 **Accepted Bldg** 34,000 **Total** 411,000

Map/Lot: R 4 11
Account: 168 Card: 1 of 1 Location: 805 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170
Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 1

Sale Data

Sale Date	06/01/1999
Sale Price	59,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%	Access	20,250
2.97	Acres-Road Frontage	3,000.00	8,910	100%		8,910
4.52	Acres-Back Land	500.00	2,260	100%		2,260
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.49		5,418.34 Per Acre		Land Total		51,420

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1992	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
924 SFLA			160.21 = $/SFLA (4)				Outbuilding Total			23,158

Accpt Land 51,000 **Accepted Bldg** 23,000 **Total** 74,000

Map/Lot: R19 8B
Account: 169 Card: 1 of 1 Location: 1431 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	01/01/1998
Sale Price	1
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Baselot (Frct)	27,155.15	13,034	7%		912
Total Acres 0.48		1,900.00 Per Acre			Land Total	912

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

Map/Lot: R15 84
Account: 170 Card: 1 of 1 Location: 1251 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1987
Sale Price	29,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	80%		16,000
43.42	Acres-Back Land	500.00	21,710	100%		21,710
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 49.42		771.15 Per Acre		Land Total		38,110

Accpt Land 38,000 **Accepted Bldg** 0 **Total** 38,000

Map/Lot: U12 9
Account: 171 Card: 1 of 1 Location: 76 WINSLOWS MILLS RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	08/18/2017
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.31	Acres-Baselot (Frct)	30,256.15	39,636	100%		39,636
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.31		53,157.25 Per Acre		Land Total		69,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 14	1947	9671	E 100	219,919	Avg.	62%	100%	100%	136,350
Warehouse 8	1989	4928	E 100	98,609	Avg.	80%	100%	100%	78,887
							Outbuilding Total		215,237

Accpt Land 70,000 **Accepted Bldg** 215,000 **Total** 285,000

Map/Lot: R 1 43- 1
Account: 172 Card: 1 of 1 Location: 650 GROSS NECK RD

Neighborhood 16	River Tidal 2
Tree Growth	2012
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Reference 1	OPEN SPACE 2012		
Reference 2	OPEN SPACE 2012		
Tran/Land/Bldg	4 4 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Baselot (Frct)	79,811.69	146,055	100%		146,055
200	$/LF -Water Frontage	150.00	30,000	25%		7,500
2.17	Acres-Water Acreage	.00		100%		0
2.50	Acres-Road Frontage	3,000.00	7,500	25%		1,875
2.00	Acres-Back Land	500.00	1,000	25%		250
Total Acres 8.50		18,315.29 Per Acre		Land Total		155,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2010	152	C 100	1,368	Avg.	94%	100%	100%	1,286
Shed	2011	36	E 100	270	Avg.	94%	100%	100%	254
						Outbuilding Total			1,540

Accpt Land	156,000	**Accepted Bldg**	2,000	**Total**	158,000

Map/Lot: R 1 43- 3
Account: 173 Card: 1 of 1 Location: 750 GROSS NECK RD

Neighborhood 16	River Tidal 2
Tree Growth	2012
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Reference 1	OPEN SPACE 2012		
Reference 2	OPEN SPACE 2012		
Tran/Land/Bldg	4 4 99		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Baselot (Frct)	79,811.69	146,055	100%		146,055
800	$/LF -Water Frontage	150.00	120,000	25%		30,000
8.00	Acres-Water Acreage	.00		100%		0
4.17	Acres-Road Frontage	3,000.00	12,510	25%		3,128
Total Acres 14.00		12,798.79 Per Acre		Land Total		179,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1970	180	E 100	5,090	Poor	46%	20%	100%	468
							Outbuilding Total		468

Accpt Land	179,000	**Accepted Bldg**	500	**Total**	179,500

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND SP
Topography Above Street
Utilities None
Street Paved

Reference 1
Reference 2 SHINGLE MILL ON LAND OF JOHN OSIER
Tran/Land/Bldg 1 0 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1994	320	E 100	2,400	Fair	78%	100%	100%	1,872
							Outbuilding Total		1,872

Accpt Land 0 **Accepted Bldg** 2,000 **Total** 2,000

Map/Lot: R20 24
Account: 175 Card: 1 of 1 Location: 461 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/16/2008
Sale Price	99,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
8.93	Acres-Back Land	500.00	4,465	100%		4,465
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.43		3,939.26 Per Acre			Land Total	48,965

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	792 Sqft	Grade C 100	Base	101,315
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	Standard	Standard	Fair	Basic	102,255

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	55,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	520	C 100	27,674	Fair	54%	100%	100%	14,944
Entry	1850	24	C 100	840	Fair	54%	100%	100%	454
Deck	1850	120	C 100	1,080	Fair	54%	100%	100%	583
Barn	1850	512	E 100	7,220	Fair	54%	100%	100%	3,899
Shed	1850	120	E 100	900	Fair	54%	100%	100%	486
1,188 SFLA		46.48 = $/SFLA (4)					Outbuilding Total		20,366

Accpt Land 49,000 **Accepted Bldg** 76,000 **Total** 125,000

Map/Lot: R24 3
Account: 176 Card: 1 of 1 Location: 3065 WASHINGTON RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1998
Sale Price	76,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	67%		20,100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,050.00 Per Acre		Land Total		40,100

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade C 100	Base	105,578
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,212
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,788
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Standard	Standard	Average	Basic	112,303

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	69,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1984	308	C 100	7,663	Avg.	77%	100%	100%	5,901
Deck	1999	336	C 100	3,024	Avg.	87%	100%	100%	2,631
1,200 SFLA		58.02 = $/SFLA (4)				Outbuilding Total			8,532

Accpt Land 40,000 **Accepted Bldg** 78,000 **Total** 118,000

Neighborhood 16	River Tidal 2
Tree Growth	1981
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/16/2018
Sale Price	490,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	TREE GROWTH 1981		
Reference 2	TREE GROWTH 1981		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
5.50	Acres-Softwood TG	337.00	1,854	100%		1,854
4.11	Acres-Mixed Wood TG	408.00	1,677	100%		1,677
2.30	Acres-Hardwood TG	263.00	605	100%		605
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 13.91		12,878.22 Per Acre			Land Total	179,136

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,634 Sqft	Grade B 100	Base	258,084
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,607
Heating	100% Electric	Cooling	0% None	Heat	-1,182
Rooms	10				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	8,686
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Standard	Standard	Good	Basic	273,112

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	221,221

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1980	224	B 100	15,736	Good	81%	100%	100%	12,746
Open Shed	1980	360	E 100	2,160	Fair	67%	100%	100%	1,447
Deck	2002	348	B 100	4,134	Good	92%	100%	100%	3,803
Pier	2003	186	B 100	9,821	Avg.	89%	100%	100%	8,741
Ramp	2003	136	C 100	3,060	Avg.	89%	100%	100%	2,723
Dock	2003	180	C 100	2,745	Avg.	89%	100%	100%	2,443
Float	2003	200	C 100	7,350	Avg.	89%	100%	100%	6,542
2,634 SFLA		83.99 = $/SFLA (4)				Outbuilding Total			38,445

Accpt Land	179,000	**Accepted Bldg**	260,000	**Total**	439,000

Map/Lot: R 5 4
Account: 178 Card: 1 of 1 Location: 192 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1992
Sale Price	155,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	70%		105,000
190	$/LF -Water Frontage	150.00	28,500	100%		28,500
1.90	Acres-Water Acreage	.00		100%		0
1.60	Acres-Road Frontage	3,000.00	4,800	100%		4,800
6.50	Acres-Back Land	500.00	3,250	100%		3,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.00		13,462.50 Per Acre			Land Total	161,550

Dwelling Description **Replacement Cost New**

Colonial	Two Story	875 Sqft	Grade C 110	Base	151,134
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,868
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,813
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	Standard	Standard	Good	Basic	158,815

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	107,994

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	72	C 110	3,630	Good	68%	100%	100%	2,468
1 Fr	1850	380	C 110	22,246	Good	68%	100%	100%	15,127
(U)Attic	1850	380	C 110	3,762	Good	68%	100%	100%	2,558
Enclosed Fr Porch	1850	49	C 110	2,471	Good	68%	100%	100%	1,680
1.5 Shed	1850	416	C 110	5,811	Good	68%	100%	100%	3,951
Shed	1850	20	C 110	220	Good	68%	100%	100%	150
1.5 Barn	1850	960	E 100	17,186	Fair	54%	100%	100%	9,280
Shed	1850	640	E 100	4,800	Fair	54%	100%	100%	2,592
2 Shed	1850	392	E 100	4,762	Fair	54%	100%	100%	2,571
Solar Panel	2005	22	C 100	4,400	Avg.	91%	100%	100%	4,004
1,750 SFLA		61.71 = $/SFLA (4)				Outbuilding Total			44,381

Accpt Land 162,000 **Accepted Bldg** 152,000 **Total** 314,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1991
Sale Price	14,600
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.81	Acres-Back Land	500.00	10,905	100%		10,905
1.00	Acres-Under Water	.00		100%		0
Total Acres 22.81		478.08 Per Acre		Land Total		10,905

Accpt Land	11,000	**Accepted Bldg**	0	**Total**	11,000

Map/Lot: R16 58A
Account: 180 Card: 1 of 1 Location: 391 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Camper Trailer	1990	8X35	C 100	15,610	Avg.	51%	100%	100%	7,961
Enclosed Fr Porch	2011	224	E 100	7,700	Avg.	94%	100%	100%	7,238
Shed	2012	96	E 100	720	Avg.	95%	100%	100%	684
280 SFLA		414.13 = $/SFLA (4)				Outbuilding Total			15,883

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/01/1980
Sale Price	12,375
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
32	$/LF -Water Frontage	150.00	4,800	100%		4,800
0.32	Acres-Water Acreage	.00		100%		0
0.23	Acres-Road Frontage	3,000.00	690	100%		690
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.05		143,323.81 Per Acre		Land Total		150,490

Dwelling Description **Replacement Cost New**

Contemporary	One & 1/2 Story	704 Sqft	Grade C 110	Base	103,736
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,731
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	Standard	Standard	Good	Basic	105,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	85,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1980	256	C 110	14,986	Good	81%	100%	100%	12,139
Att Gar	1980	256	C 110	5,908	Good	81%	100%	100%	4,785
1 Fr	1980	480	C 110	28,101	Good	81%	100%	100%	22,762
2 Fr	1980	224	C 110	21,242	Good	81%	100%	100%	17,206
Deck	1980	121	C 110	1,198	Good	81%	100%	100%	970
Canopy	1980	40	C 110	387	Good	81%	100%	100%	313
Canopy	1980	112	C 110	1,085	Good	81%	100%	100%	879
Canopy	1980	64	C 110	619	Good	81%	100%	100%	501
Shed	1996	96	E 100	720	Avg.	85%	100%	100%	612
1.5 Att Gar	2004	500	C 110	14,652	Good	93%	100%	100%	13,626
1,056 SFLA		80.90 = $/SFLA (4)					Outbuilding Total		73,793

Accpt Land 150,000 **Accepted Bldg** 159,000 **Total** 309,000

Map/Lot: U10 2
Account: 182 Card: 1 of 1 Location: 622 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/21/2014
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Baselot (Frct)	107,261	15,017	100%		15,017
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.14		214,407.14 Per Acre		Land Total		30,017

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,014 Sqft	Grade C 110	Base	130,898
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,493
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Average	Basic	138,286

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	85,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1830	300	C 110	4,191	Avg.	62%	100%	100%	2,598
Deck	1990	96	C 110	950	Avg.	81%	100%	100%	770
1,521 SFLA		56.37 = $/SFLA (4)					Outbuilding Total		3,368

Accpt Land 30,000 **Accepted Bldg** 89,000 **Total** 119,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1990
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1981 BURLINGTON 14 X 76
Tran/Land/Bldg	4 3 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
130	$/LF -Water Frontage	150.00	19,500	100%		19,500
0.53	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 1.03		171,359.22 Per Acre		Land Total		176,500

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade D 100	Base	84,471
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	Frost Wall	Basement	-4,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	1,957
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Standard	Standard	Average	Basic	83,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	81,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1975	216	E 100	1,620	Poor	51%	100%	100%	826
Shed	1975	30	E 100	225	Poor	51%	100%	100%	115
Ramp	1975	102	C 100	2,295	Avg.	72%	100%	100%	1,652
Float	1975	160	C 100	5,880	Avg.	72%	100%	100%	4,234
Deck	1975	160	C 100	1,440	Avg.	72%	100%	100%	1,037
Cabin	1975	488	C 100	18,398	Avg.	72%	100%	100%	13,247
Deck	2017	340	C 100	3,060	Avg.	97%	100%	100%	2,968
1,120 SFLA		72.68 = $/SFLA (4)				Outbuilding Total			24,079

Accpt Land 177,000 **Accepted Bldg** 105,000 **Total** 282,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/1998
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Baselot (Frct)	16,964.13	15,946	100%		15,946
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.94		38,240.43 Per Acre		Land Total		35,946

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade D 100	Base	87,807
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,080
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,502
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,200	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	1999	Standard	Standard	Average	Basic	100,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	82,794

Accpt Land 36,000 **Accepted Bldg** 83,000 **Total** 119,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1978
Sale Price	4,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
0.20	Acres-Back Land	500.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.20		13,468.75 Per Acre			Land Total	43,100

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	89,630
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-326
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	91,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	67,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1979	96	C 100	4,400	Avg.	74%	100%	100%	3,256
Entry	1979	42	C 100	1,470	Avg.	74%	100%	100%	1,088
Deck	1979	64	C 100	576	Avg.	74%	100%	100%	426
1 Fr	1997	168	C 100	8,941	Avg.	86%	100%	100%	7,689
Shed	2002	160	E 100	1,200	Avg.	89%	100%	100%	1,068
Shed	1979	72	E 100	540	Avg.	74%	100%	100%	400
Gar	1983	1008	E 100	18,809	Avg.	77%	100%	100%	14,483
Gar	1993	576	E 100	10,748	Avg.	83%	100%	100%	8,921
1 Fr	2002	288	C 100	15,327	Avg.	89%	100%	100%	13,641
Enclosed Fr Porch	2002	80	C 100	3,666	Avg.	89%	100%	100%	3,263
960 SFLA		70.29 = $/SFLA (4)				Outbuilding Total			54,235

Accpt Land 43,000 **Accepted Bldg** 122,000 **Total** 165,000

Name: BISSONNETTE, LEO J
BISSONNETTE, LORRAINE M
Map/Lot: R18 31
Account: 186 Card: 1 of 1 Location: 1784 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1988
Sale Price	53,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.85		21,371.89 Per Acre		Land Total		39,538

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	570 Sqft	Grade C 100	Base	94,693
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	576
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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	Standard	Standard	Average	Basic	95,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,067

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1900	180	C 100	871	Avg.	62%	100%	100%	540
Shed	1900	280	E 100	2,100	Fair	54%	100%	100%	1,134
Gar	1978	624	E 100	11,644	Fair	65%	100%	100%	7,569
998 SFLA		59.19 = $/SFLA (4)				Outbuilding Total			9,243

Accpt Land 40,000 **Accepted Bldg** 68,000 **Total** 108,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/2002
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
8.75	Acres-Road Frontage	3,000.00	26,250	100%		26,250
4.99	Acres-Back Land	500.00	2,495	100%		2,495
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 15.74		5,002.86 Per Acre		Land Total		78,745

Dwelling Description

Cape Cod	One & 3/4 Story	728 Sqft	Grade E 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	81,722
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,117
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,911
Rooms	4				
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	Standard	None	Average	Basic	75,694

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	55,257

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1978	56	E 100	1,453	Avg.	73%	100%	100%	1,061
Shed	1978	108	E 100	810	Fair	65%	100%	100%	526
1,274 SFLA		43.37 = $/SFLA (4)				Outbuilding Total			1,587

Accpt Land	79,000	Accepted Bldg	57,000	Total	136,000

Map/Lot: U 3 16
Account: 188 Card: 1 of 1 Location: 103 FRIENDSHIP RD

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1984
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.31	Acres-Road Frontage	3,000.00	930	100%		930
Total Acres 0.56		135,589.29 Per Acre		Land Total		75,930

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	459 Sqft	Grade C 100	Base	58,521
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,730
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-675
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-940
Attic	Full Finished			Attic	16,134
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	459	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	1986	Standard	Standard	Fair	Basic	71,310

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	51,343

Accpt Land	76,000	Accepted Bldg	51,000	Total	127,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1995
Sale Price	78,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	22 70 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
1.14	Acres-Back Land	500.00	570	100%		570
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.17		20,712.93 Per Acre			Land Total	65,660

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,000 Sqft	Grade C 100	Base	92,114
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	320 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,376
Heating	100% Electric	Cooling	0% None	Heat	-340
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	99,030

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	71,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1976	40	C 100	1,384	Avg.	72%	100%	100%	996
Deck	1976	104	C 100	936	Avg.	72%	100%	100%	674
Open Fr Porch	1976	21	C 100	497	Avg.	72%	100%	100%	358
Enclosed Fr Porch	1976	77	C 100	3,529	Avg.	72%	100%	100%	2,541
Gar	1976	308	C 100	7,663	Avg.	72%	100%	100%	5,517
Deck	1998	256	C 100	2,304	Avg.	86%	100%	100%	1,981
1,000 SFLA		71.30 = $/SFLA (4)					Outbuilding Total		12,067

Accpt Land	66,000	**Accepted Bldg**	83,000	**Total**	149,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities On Another Lot
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 0.00				Land Total		2,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2011	512	E 100	14,476	Avg.	94%	80%	100%	10,886
(F)Attic	2011	384	E 100	7,200	Avg.	94%	80%	100%	5,414
Deck	2011	72	E 100	486	Avg.	94%	100%	100%	457
Deck	2012	148	E 100	999	Avg.	95%	100%	100%	949
Open Fr Porch	2012	448	E 100	7,957	Avg.	95%	100%	100%	7,559
Open Shed	2012	96	E 100	576	Avg.	95%	100%	100%	547
						Outbuilding Total			25,812

Accpt Land 2,000 **Accepted Bldg** 26,000 **Total** 28,000

Map/Lot: R14 8
Account: 191 Card: 1 of 1 Location: 291 UNION RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
101.00	Acres-Back Land	500.00	50,500	100%		50,500
10.00	Acres-Under Water	.00		100%		0
Total Acres 111.00		454.95 Per Acre		Land Total		50,500

Accpt Land 51,000 **Accepted Bldg** 0 **Total** 51,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/17/2014
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
2.56	Acres-Back Land	500.00	1,280	100%		1,280
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.26	Acres-Road Frontage	3,000.00	780	100%		780
Total Acres 3.07		12,723.13 Per Acre		Land Total		39,060

Dwelling Description **Replacement Cost New**

Colonial	Two Story	800 Sqft	Grade B 100	Base	171,301
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate	Roof	9,272
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,147
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	Floor & Stairs			Attic	5,280
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1854	0	Standard	Standard	Good	Basic	202,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	137,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1854	500	B 100	44,603	Good	68%	100%	100%	30,330
(U)Basement	1854	500	B 100	10,560	Good	68%	100%	100%	7,181
Open Fr Porch	1854	670	B 100	20,943	Good	68%	100%	100%	14,241
2 Barn	1854	896	B 100	36,014	Good	68%	100%	100%	24,490
1,600 SFLA		85.99 = $/SFLA (4)				Outbuilding Total			76,242

Accpt Land 39,000 **Accepted Bldg** 214,000 **Total** 253,000

Map/Lot: R 6 7C
Account: 193 Card: 1 of 1 Location: 223 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/27/2004
Sale Price	147,000
Sale Type	Land Only
Financing	FHA or VA
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Baselot (Frct)	19,159.41	15,136	100%		15,136
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.79		44,475.95 Per Acre		Land Total		35,136

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	104,057
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,705
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
1975	0	Standard	Standard	Average	Basic	110,162

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	79,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1975	30	C 110	1,155	Avg.	72%	100%	100%	832
Enclosed Fr Porch	1975	84	C 110	4,235	Avg.	72%	100%	100%	3,049
Gar	1982	576	C 110	15,764	Avg.	72%	100%	100%	11,350
Deck	2000	49	C 110	485	Avg.	87%	100%	100%	422
Deck	2000	460	C 110	4,554	Avg.	87%	100%	100%	3,962
Gar	2002	384	C 110	10,509	Avg.	89%	100%	100%	9,353
1,040 SFLA		76.27 = $/SFLA (4)					Outbuilding Total		28,968

Accpt Land 35,000 **Accepted Bldg** 108,000 **Total** 143,000

Map/Lot: R21 52
Account: 194 Card: 1 of 1 Location: 2959 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1987
Sale Price	20,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Baselot (Frct)	81,418.10	8,142	100%		8,142
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.10		241,420.00 Per Acre		Land Total		24,142

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	720 Sqft	Grade C 100	Base	75,472
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-3,391
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,600
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	Standard	Standard	Fair	Basic	75,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	40,868

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1910	72	E 100	540	Fair	54%	100%	100%	292
720 SFLA		56.76 = $/SFLA (4)					Outbuilding Total		292

Accpt Land 24,000 **Accepted Bldg** 41,000 **Total** 65,000

Map/Lot: R21 53
Account: 195 Card: 1 of 1 Location: 2965 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/21/2008
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.31	Acres-Back Land	500.00	155	100%		155
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.31		18,248.92 Per Acre		Land Total		42,155

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	775 Sqft	Grade C 100	Base	100,961
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-395
Rooms	15				
Bedrooms	7	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,460
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	109,026

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	67,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1830	1	C 100	2,000	Avg.	62%	100%	100%	1,240
1 Fr	1830	400	C 100	21,288	Avg.	62%	100%	100%	13,199
(U)Attic	1830	400	C 100	3,600	Avg.	62%	100%	100%	2,232
1 Fr	1830	400	C 100	21,288	Avg.	62%	100%	100%	13,199
(U)Attic	1830	400	C 100	3,600	Avg.	62%	100%	100%	2,232
1.5 Barn	1830	660	E 100	11,816	Poor	46%	100%	100%	5,435
Shed	1830	144	E 100	1,080	Poor	46%	100%	100%	497
Shed	1830	165	E 100	1,238	Poor	46%	100%	100%	569
Deck	2000	128	C 100	1,152	Avg.	87%	100%	100%	1,002
Canopy	2004	450	E 100	2,970	Avg.	90%	100%	100%	2,673
1,162 SFLA		58.17 = $/SFLA (4)				Outbuilding Total			42,278

Accpt Land 42,000 **Accepted Bldg** 110,000 **Total** 152,000

Map/Lot: U 2 16C
Account: 196 Card: 1 of 1 Location: 174 BLUEBERRY LN

Neighborhood 4 Village .5

Sale Data

Sale Date	10/01/1988
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
2.39	Acres-Road Frontage	3,000.00	7,170	100%		7,170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.89		17,013.84 Per Acre		Land Total		49,170

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	140,754
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,816
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	148,270

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	118,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	720	C 100	6,480	Avg.	80%	100%	100%	5,184
1.5 Gar	1994	624	E 100	14,784	Avg.	84%	100%	100%	12,419
Shed	1986	144	C 100	1,440	Avg.	79%	100%	100%	1,138
1,890 SFLA		62.76 = $/SFLA (4)				Outbuilding Total			18,741

Accpt Land 49,000 **Accepted Bldg** 137,000 **Total** 186,000

Map/Lot: U11 7
Account: 197 Card: 1 of 1 Location: 631 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Baselot (Frct)	73,550.20	17,652	100%		17,652
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.24		136,050.00 Per Acre		Land Total		32,652

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	910 Sqft	Grade C 100	Base	110,714
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,431
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	108,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	67,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1840	425	C 100	22,618	Avg.	62%	100%	100%	14,023
(U)Attic	1840	425	C 100	3,825	Avg.	62%	100%	100%	2,371
Shed	1840	490	C 100	4,900	Avg.	62%	100%	100%	3,038
Gar	1989	576	E 100	10,748	Avg.	80%	100%	100%	8,598
1,365 SFLA		49.16 = $/SFLA (4)					Outbuilding Total		28,030

Accpt Land 33,000 **Accepted Bldg** 95,000 **Total** 128,000

Map/Lot: U 6 24
Account: 198 Card: 1 of 1 Location: 5 OLD ROUTE 1

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1986
Sale Price	63,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
0.31	Acres-Back Land	500.00	155	100%		155
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.81		46,796.30 Per Acre			Land Total	37,905

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,062 Sqft	Grade C 110	Base	135,104
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,611
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	136,413

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	73,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	160	C 110	9,366	Fair	54%	100%	100%	5,058
Shed	1830	210	C 110	2,310	Fair	54%	100%	100%	1,247
1.5 Shed	1830	624	C 110	8,718	Fair	54%	100%	100%	4,708
Deck	1830	108	C 110	1,069	Fair	54%	100%	100%	577
Deck	2006	63	C 110	624	Avg.	91%	100%	100%	568
Shed	1830	90	E 100	675	Fair	54%	100%	100%	364
1,593 SFLA		46.24 = $/SFLA (4)					Outbuilding Total		12,522

Accpt Land 38,000 **Accepted Bldg** 86,000 **Total** 124,000

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/01/1989
Sale Price	76,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.13	Acres-Road Frontage	3,000.00	390	100%		390
Total Acres 0.38		98,394.74 Per Acre			Land Total	37,390

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	572 Sqft	Grade C 110	Base	102,295
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	635
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1850	0	Standard	Standard	Average	Basic	102,930

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	63,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1850	304	C 110	22,598	Avg.	62%	100%	100%	14,011
(U)Basement	1850	304	C 110	5,350	Avg.	62%	100%	100%	3,317
Deck	1850	144	C 110	1,426	Avg.	62%	100%	100%	884
1 Fr	2006	176	C 110	10,303	Avg.	91%	100%	100%	9,376
Deck	2006	32	C 110	317	Avg.	91%	100%	100%	288
1.5 Gar	2009	728	E 100	17,248	Avg.	93%	100%	100%	16,041
Deck	2017	160	C 110	1,584	Avg.	97%	100%	100%	1,536
1,001 SFLA		63.75 = $/SFLA (4)					Outbuilding Total		45,453

Accpt Land 37,000 **Accepted Bldg** 109,000 **Total** 146,000

Map/Lot: R 6 27
Account: 200 Card: 1 of 1 Location: 257 OLD ROUTE 1

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LR
Topography	Above Street
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1977
Sale Price	375
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Unimprov. R/W	300.00	1,500	100%		1,500
1.52	Acres-Back Land	500.00	760	100%		760
Total Acres 6.52		346.63 Per Acre		Land Total		2,260

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Map/Lot: R 6 30
Account: 201 Card: 1 of 1 Location: 300 MARBLE AVE

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	07/01/1977
Sale Price	8,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
29.50	Acres-Back Land	500.00	14,750	100%		14,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 30.00		1,891.67 Per Acre			Land Total	56,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade E 100	Base	71,657
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,069
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,230
Attic	1/2 Finished			Attic	13,705
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	Standard	Standard	Average	Basic	90,661

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	66,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1977	120	E 100	2,132	Avg.	73%	100%	100%	1,556
1 Fr	1977	840	E 100	33,529	Avg.	73%	100%	100%	24,476
Deck	1977	448	E 100	3,024	Avg.	73%	100%	100%	2,208
Shed	1977	42	E 100	315	Avg.	73%	100%	100%	230
Shed	1992	280	E 100	2,100	Avg.	82%	100%	100%	1,722
Shed	1992	280	E 100	2,100	Avg.	82%	100%	100%	1,722
Gar	2001	2520	E 100	47,024	Avg.	88%	100%	100%	41,381
1,040 SFLA		63.64 = $/SFLA (4)				Outbuilding Total			73,295

Accpt Land 57,000 **Accepted Bldg** 139,000 **Total** 196,000

Map/Lot: R12 19A
Account: 202 Card: 1 of 1 Location: 297 WINCAPAW LN

Neighborhood 3	Rural Dirt 2
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	10/09/2018
Sale Price	2,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Back Land	500.00	500	100%		500
2.00	Acres-Under Water	.00		100%		0
Total Acres 3.00		166.67 Per Acre			Land Total	500

Accpt Land	500	**Accepted Bldg**	0	**Total**	500

Map/Lot: U 5 11A- 1
Account: 203 Card: 1 of 1 Location: 1584 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1978
Sale Price	12,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Baselot (Frct)	210,086	58,824	100%		58,824
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.28		299,371.43 Per Acre		Land Total		83,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1982	848	E 100	35,254	Fair	71%	100%	100%	25,030
Store 8	1981	800	E 100	33,258	Poor	65%	100%	100%	21,618
Store 8	1979	192	E 100	7,982	Poor	63%	100%	100%	5,029
Open Fr Porch	1979	64	E 100	1,137	Poor	56%	100%	100%	637
Shed	1979	28	E 100	210	Poor	56%	100%	100%	118
						Outbuilding Total			52,432

Accpt Land 84,000 **Accepted Bldg** 52,000 **Total** 136,000

Map/Lot: R 1 98
Account: 204 Card: 1 of 1 Location: 170 BUTTER POINT RD

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2006
Sale Price	850,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.69	Acres-Baselot (Frct)	196,897	332,755	100%		332,755
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.69		208,730.77 Per Acre		Land Total		352,755

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,335 Sqft	Grade A 100	Base	240,635
Exterior	Wood 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	0
Fin. Basement Area	1335 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,700
Heating	100% Electric	Cooling	0% None	Heat	-958
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,950
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	280,187

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	193,329

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1971	294	A 100	13,014	Avg.	69%	100%	100%	8,980
Overhang	1971	34	A 100	2,481	Avg.	69%	100%	100%	1,712
Deck	2000	88	A 100	1,671	Avg.	87%	100%	100%	1,454
Deck	2000	84	A 100	1,595	Avg.	87%	100%	100%	1,388
Open Fr Porch	2000	48	A 100	2,399	Avg.	87%	100%	100%	2,087
Ramp	2001	96	C 100	2,160	Avg.	88%	100%	100%	1,901
Pier	2001	366	A 100	30,890	Avg.	88%	100%	100%	27,183
Ramp	2001	136	C 100	3,060	Avg.	88%	100%	100%	2,693
Float	2001	200	C 100	7,350	Avg.	88%	100%	100%	6,468
1,335 SFLA		144.82 = $/SFLA (4)				Outbuilding Total			53,866

Accpt Land 353,000 **Accepted Bldg** 247,000 **Total** 600,000

Map/Lot: R23 21
Account: 205 Card: 1 of 2 Location: 1819 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.48	Acres-Road Frontage	3,000.00	10,440	100%		10,440
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.48		9,204.38 Per Acre		Land Total		50,440

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	648 Sqft	Grade C 100	Base	89,845
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-330
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Good	Basic	88,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	60,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1850	84	C 100	756	Good	68%	100%	100%	514
1.75 Fr	2010	570	C 100	43,679	Avg.	94%	100%	100%	41,058
Bay Window	2010	10	C 100	1,280	Avg.	94%	100%	100%	1,203
(U)Basement	2010	570	C 100	9,120	Avg.	94%	100%	100%	8,573
1 Fr	2010	80	C 100	4,258	Avg.	94%	100%	100%	4,003
(U)Basement	2010	80	C 100	1,280	Avg.	94%	100%	100%	1,203
Deck	2010	72	C 100	648	Avg.	94%	100%	100%	609
Open Fr Porch	2010	96	C 100	2,273	Avg.	94%	100%	100%	2,137
Deck	2010	40	C 100	360	Avg.	94%	100%	100%	338
Deck	2010	50	C 100	450	Avg.	94%	100%	100%	423
972 SFLA		62.23 = $/SFLA (4)					Outbuilding Total		60,061

Accpt Land 50,000 **Accepted Bldg** 121,000 **Total** 171,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1850	320	C 100	7,962	Avg.	62%	100%	100%	4,936
Barn	1982	480	C 100	9,024	Avg.	76%	100%	100%	6,858
Canopy	1982	96	C 100	845	Avg.	76%	100%	100%	642
Canopy	1982	120	C 100	1,056	Avg.	76%	100%	100%	803
Shed	2002	280	C 100	2,800	Avg.	89%	100%	100%	2,492
Open Shed	2014	240	C 100	1,920	Avg.	96%	100%	100%	1,843
972 SFLA		62.23 = $/SFLA (4)					Outbuilding Total		17,574

Accpt Land 0 **Accepted Bldg** 18,000 **Total** 18,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	50,000	121,000	171,000	50,000	121,000	171,000
2	0	18,000	18,000	0	18,000	18,000
TOTAL	50,000	139,000	189,000	50,000	139,000	189,000

Map/Lot: R16 38
Account: 206 Card: 1 of 1 Location: 1327 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/10/2007
Sale Price	159,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.12	Acres-Road Frontage	3,000.00	6,360	100%		6,360
4.74	Acres-Back Land	500.00	2,370	100%		2,370
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.86		7,193.00 Per Acre			Land Total	63,730

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	994 Sqft	Grade C 100	Base	117,405
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,222
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
1850	0	Standard	Standard	Average	Basic	115,880

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1850	930	E 100	16,649	Fair	54%	100%	100%	8,990
Shed	1850	372	E 100	2,790	Fair	54%	100%	100%	1,507
Shed	1850	270	E 100	2,025	Fair	54%	100%	100%	1,094
Shed	1850	224	E 100	1,680	Fair	54%	100%	100%	907
1,491 SFLA		48.19 = $/SFLA (4)				Outbuilding Total			12,498

Accpt Land 64,000 **Accepted Bldg** 84,000 **Total** 148,000

Map/Lot: R16 12
Account: 207 Card: 1 of 1 Location: 605 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.25	Acres-Road Frontage	3,000.00	9,750	100%		9,750
3.75	Acres-Back Land	500.00	1,875	100%		1,875
Total Acres 7.00		1,660.71 Per Acre			Land Total	11,625

Accpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1999
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.13	Acres-Road Frontage	3,000.00	9,390	100%		9,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.13		9,627.68 Per Acre			Land Total	49,390

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	139,129
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,685
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	144,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	126,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1999	143	C 110	3,725	Avg.	87%	100%	100%	3,241
1 Fr	1999	168	C 110	9,835	Avg.	87%	100%	100%	8,556
1.5 Att Gar	1999	432	C 110	12,659	Avg.	87%	100%	100%	11,013
1.5 Shed	2003	352	C 100	4,470	Avg.	89%	100%	100%	3,978
Deck	2003	216	C 110	2,138	Avg.	89%	100%	100%	1,903
Shed	2004	330	C 100	3,300	Avg.	90%	100%	100%	2,970
Deck	2017	96	C 110	950	Avg.	97%	100%	100%	922
1,638 SFLA		76.97 = $/SFLA (4)				Outbuilding Total			32,583

Accpt Land 49,000 **Accepted Bldg** 159,000 **Total** 208,000

Map/Lot: R23 9A- 3
Account: 209 Card: 1 of 1 Location: 110 DEER RUN LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1998
Sale Price	81,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.17	Acres-Road Frontage	3,000.00	9,510	100%		9,510
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.17		9,189.56 Per Acre		Land Total		47,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1991	936	C 110	25,616	Avg.	82%	100%	100%	21,005
(F) Gar	1991	936	C 110	51,480	Avg.	82%	100%	100%	42,214
(U)Attic	1991	936	C 110	9,266	Avg.	82%	100%	100%	7,598
Deck	2000	432	C 110	4,277	Avg.	87%	100%	100%	3,721
Enclosed Fr Porch	2006	120	C 110	6,050	Avg.	91%	100%	100%	5,506
Deck	2009	160	C 110	1,584	Avg.	93%	100%	100%	1,473
							Outbuilding Total		81,517

Accpt Land	48,000	**Accepted Bldg**	82,000	**Total**	130,000

Map/Lot: R23 9A- 5
Account: 210 Card: 1 of 1 Location: 220 DEER RUN LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/03/2003
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.17	Acres-Road Frontage	3,000.00	9,510	100%		9,510
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.17		9,189.56 Per Acre		Land Total		47,510

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,120 Sqft	Grade E 100	Base	120,506
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
2007	0	Standard	Standard	Average	Basic	114,172

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	80%	100%	84,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2004	768	E 100	14,331	Avg.	90%	100%	100%	12,898
Open Fr Porch	2008	304	E 100	5,399	Avg.	93%	100%	100%	5,021
2,240 SFLA		37.51 = $/SFLA (4)					Outbuilding Total		17,919

Accpt Land 48,000 **Accepted Bldg** 102,000 **Total** 150,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/30/2005
Sale Price	33,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.14	Acres-Road Frontage	3,000.00	9,420	100%		9,420
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.14		9,225.68 Per Acre		Land Total		47,420

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,248 Sqft	Grade C 110	Base	151,401
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,068
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	157,571

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	70%	100%	101,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2007	80	C 110	2,083	Avg.	92%	70%	100%	1,341
Entry	2007	48	C 110	1,848	Avg.	92%	70%	100%	1,190
Deck	2007	60	C 110	594	Avg.	92%	70%	100%	382
1,872 SFLA		54.21 = $/SFLA (4)				Outbuilding Total			2,913

Accpt Land 47,000 **Accepted Bldg** 104,000 **Total** 151,000

Map/Lot: R23 9A- 7
Account: 212 Card: 1 of 1 Location: 320 DEER RUN LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	05/16/2018
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
2.16	Acres-Road Frontage	3,000.00	6,480	100%		6,480
0.95	Acres-Back Land	500.00	475	100%		475
0.37	Acres-Landlocked/Rear	200.00	74	100%		74
Total Acres 5.48		3,910.40 Per Acre			Land Total	21,429

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	03/24/2005
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
0.31	Acres-Road Frontage	3,000.00	930	100%		930
3.33	Acres-Back Land	500.00	1,665	100%		1,665
Total Acres 5.64		3,013.30 Per Acre		Land Total		16,995

Accpt Land 17,000 **Accepted Bldg** 0 **Total** 17,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/09/2016
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
0.43	Acres-Back Land	500.00	215	100%		215
Total Acres 5.43		5,011.97 Per Acre		Land Total		27,215

Accpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Map/Lot: R23 9A-10
Account: 215 Card: 1 of 1 Location: 261 DEER RUN LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/31/2009
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.07	Acres-Road Frontage	3,000.00	9,210	100%		9,210
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.07		9,311.64 Per Acre		Land Total		47,210

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,512 Sqft	Grade D 100	Base	104,080
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,892
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Open	108,341

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	98,590

Accpt Land 47,000 **Accepted Bldg** 99,000 **Total** 146,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2002
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.08	Acres-Road Frontage	3,000.00	9,240	100%		9,240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.08		9,299.21 Per Acre		Land Total		47,240

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,344 Sqft	Grade B 100	Base	215,110
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,626
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	223,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	198,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2003	120	B 100	8,430	Avg.	89%	100%	100%	7,503
(U)Basement	2003	120	B 100	2,534	Avg.	89%	100%	100%	2,255
Deck	2005	72	B 100	855	Avg.	91%	100%	100%	778
2,352 SFLA		84.56 = $/SFLA (4)					Outbuilding Total		10,536

Accpt Land 47,000 **Accepted Bldg** 209,000 **Total** 256,000

Map/Lot: R23 9A-12
Account: 217 Card: 1 of 1 Location: 161 DEER RUN LN

Neighborhood 3	Rural Dirt 2
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	07/08/2013
Sale Price	18,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.08	Acres-Road Frontage	3,000.00	9,240	100%		9,240
Total Acres 5.08		5,362.20 Per Acre		Land Total		27,240

Accpt Land	27,000	**Accepted Bldg**	0	**Total**	27,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/25/2007
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.25	Acres-Road Frontage	3,000.00	9,750	100%		9,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.25		9,476.19 Per Acre		Land Total		49,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	792 Sqft	Grade C 110	Base	87,118
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Frost Wall	Basement	-4,513
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,298
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
2008	0	Standard	Standard	Average	Basic	83,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	78,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2008	108	C 110	2,813	Avg.	93%	100%	100%	2,616
Open Fr Porch	2008	180	C 110	4,689	Avg.	93%	100%	100%	4,361
Gar	2008	660	C 110	18,063	Avg.	93%	100%	100%	16,799
792 SFLA		98.52 = $/SFLA (4)					Outbuilding Total		23,776

Accpt Land 50,000 **Accepted Bldg** 102,000 **Total** 152,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/15/2005
Sale Price	27,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.70	Acres-Road Frontage	3,000.00	8,100	100%		8,100
0.49	Acres-Back Land	500.00	245	100%		245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.19		8,929.67 Per Acre		Land Total		46,345

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,505 Sqft	Grade C 110	Base	172,191
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,701
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	180,562

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	169,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2006	130	C 110	7,611	Good	94%	100%	100%	7,154
(U)Basement	2006	130	C 110	2,288	Good	94%	100%	100%	2,151
1.5 Att Gar	2006	600	C 110	17,582	Good	94%	100%	100%	16,527
Deck	2006	179	C 110	1,772	Good	94%	100%	100%	1,666
Deck	2009	336	C 110	3,326	Avg.	93%	100%	100%	3,093
2,258 SFLA		75.17 = $/SFLA (4)				Outbuilding Total			30,591

Accpt Land 46,000 **Accepted Bldg** 200,000 **Total** 246,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/04/2014
Sale Price	214,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.19	Acres-Road Frontage	3,000.00	9,570	100%		9,570
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.19		9,165.70 Per Acre			Land Total	47,570

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,176 Sqft	Grade C 110	Base	184,776
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,855
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	193,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	172,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2002	100	C 110	5,854	Avg.	89%	100%	100%	5,210
Deck	2002	36	C 110	356	Avg.	89%	100%	100%	317
Deck	2002	352	C 110	3,485	Avg.	89%	100%	100%	3,102
Shed	2011	100	E 100	750	Avg.	94%	100%	100%	705
2,352 SFLA		73.33 = $/SFLA (4)					Outbuilding Total		9,334

Accpt Land 48,000 **Accepted Bldg** 182,000 **Total** 230,000

Map/Lot: R16 13
Account: 221 Card: 1 of 1 Location: 604 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL WELLHEAD PROTECTION
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
62.50	Acres-Back Land	500.00	31,250	100%		31,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 65.00		1,119.23 Per Acre			Land Total	72,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	918 Sqft	Grade B 100	Base	146,984
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,708
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	1985	Standard	Standard	Average	Basic	154,609

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	134,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	320	B 100	22,480	Avg.	87%	100%	100%	19,558
(F)Attic	1820	320	B 100	10,560	Avg.	87%	100%	100%	9,187
Open Fr Porch	1820	144	B 100	4,501	Avg.	87%	100%	100%	3,916
Shed	1820	550	B 100	7,260	Avg.	87%	100%	100%	6,316
Shed	1820	192	E 100	1,440	Fair	54%	100%	100%	778
Shed	1820	448	E 100	3,360	Fair	54%	100%	100%	1,814
Open Shed	1820	160	E 100	960	Fair	54%	100%	100%	518
Shed	1820	48	E 100	360	Fair	54%	100%	100%	194
Open Fr Porch	2005	140	B 100	4,376	Avg.	91%	100%	100%	3,982
1,377 SFLA		97.68 = $/SFLA (4)					Outbuilding Total		46,263

Accpt Land 73,000 **Accepted Bldg** 181,000 **Total** 254,000

Map/Lot: R23 17
Account: 222 Card: 1 of 1 Location: 1739 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/2002
Sale Price	92,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.67	Acres-Baselot (Frct)	11,345.39	18,947	100%		18,947
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.67		23,321.56 Per Acre		Land Total		38,947

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	95,580
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1880	0	Standard	Standard	Average	Basic	92,866

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	57,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1990	768	E 100	14,331	Avg.	81%	100%	100%	11,608
1,080 SFLA		53.31 = $/SFLA (4)				Outbuilding Total			11,608

Accpt Land 39,000 **Accepted Bldg** 69,000 **Total** 108,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1995
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		19,831.68 Per Acre		Land Total		40,060

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	432 Sqft	Grade E 100	Base	61,063
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	327
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-1,221
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1900	0	Standard	Standard	Good	Basic	60,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	40,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1993	110	E 100	4,390	Avg.	83%	100%	100%	3,644
(U)Basement	1993	110	E 100	1,320	Avg.	83%	100%	100%	1,096
1.5 Shed	1900	224	E 100	2,134	Fair	54%	100%	100%	1,152
Deck	1996	394	C 100	3,546	Avg.	85%	100%	100%	3,014
Open Fr Porch	1996	32	C 100	758	Avg.	85%	100%	100%	644
Gar	1998	576	E 100	10,748	Avg.	86%	100%	100%	9,243
Cover-It	2010	240	E 100	360	Avg.	94%	200%	100%	676
1 Fr	2016	288	E 100	11,495	Avg.	97%	100%	100%	11,150
756 SFLA		54.12 = $/SFLA (4)				Outbuilding Total			30,619

Accpt Land 40,000 **Accepted Bldg** 72,000 **Total** 112,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	01/31/2003
Sale Price	110,748
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.49	Acres-Back Land	500.00	245	100%		245
Total Acres 0.74		50,331.08 Per Acre		Land Total		37,245

Dwelling Description **Replacement Cost New**

Colonial	Two & 1/2 Story	988 Sqft	Grade B 100	Base	233,929
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Good	Basic	241,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	164,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	456	B 100	32,034	Good	68%	100%	100%	21,783
Open Fr Porch	1880	18	B 100	562	Good	68%	100%	100%	382
Bay Window	1880	20	B 100	3,379	Good	68%	100%	100%	2,298
Bay Window	1880	20	B 100	3,379	Good	68%	100%	100%	2,298
Deck	1880	30	B 100	356	Good	68%	100%	100%	242
Shed	1880	240	C 100	2,400	Avg.	62%	100%	100%	1,488
Green House Framed	1880	64	C 100	1,255	Avg.	62%	100%	100%	778
2,470 SFLA		66.44 = $/SFLA (4)					Outbuilding Total		29,269

Accpt Land 37,000 **Accepted Bldg** 193,000 **Total** 230,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/10/2014
Sale Price	294,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
44.50	Acres-Back Land	500.00	22,250	100%		22,250
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 50.00		1,839.00 Per Acre			Land Total	91,950

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,325 Sqft	Grade B 100	Base	189,778
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	Standard	Standard	Good	Basic	197,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	134,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	198	B 100	6,189	Good	68%	100%	100%	4,209
1 Fr	1880	330	B 100	23,183	Good	68%	100%	100%	15,764
(U)Basement	1880	330	B 100	6,970	Good	68%	100%	100%	4,740
2.5 Barn	1880	1440	E 100	39,592	Fair	54%	100%	100%	21,380
1.5 Gar	1880	780	E 100	18,480	Fair	54%	100%	100%	9,979
Shed	1880	110	E 100	825	Fair	54%	100%	100%	446
Open Shed	1993	360	E 100	2,160	Avg.	83%	100%	100%	1,793
Att Gar	1997	630	E 100	9,913	Avg.	86%	100%	100%	8,525
1,988 SFLA		67.46 = $/SFLA (4)					Outbuilding Total		66,836

Accpt Land 92,000 **Accepted Bldg** 201,000 **Total** 293,000

Map/Lot: R 5 71
Account: 226 Card: 1 of 1 Location: 387 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1991
Sale Price	136,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
2.37	Acres-Road Frontage	3,000.00	7,110	100%		7,110
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.87		17,808.36 Per Acre		Land Total		51,110

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,776 Sqft	Grade C 110	Base	155,875
Exterior	Wood 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	0
Fin. Basement Area	1776 Sqft, Grade C	Basement Gar	None	Fin Bsmt	35,520
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,911
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Standard	Standard	Average	Basic	203,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	148,436

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1977	660	C 100	13,847	Avg.	73%	100%	100%	10,108
1.75 Fr	1995	384	C 100	29,426	Avg.	84%	100%	100%	24,718
Att Gar	1995	576	C 100	12,084	Avg.	84%	100%	100%	10,151
(F) Gar	1995	432	C 100	21,600	Avg.	84%	100%	100%	18,144
1,776 SFLA		83.58 = $/SFLA (4)				Outbuilding Total			63,121

Accpt Land 51,000 **Accepted Bldg** 212,000 **Total** 263,000

Map/Lot: R13 42A
Account: 227 Card: 1 of 1 Location: 3147 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1989
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1975 GUERDON 12 X 60
Tran/Land/Bldg	6 5 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.47	Acres-Baselot (Frct)	27,911.38	41,030	45%		18,463
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.47		26,165.31 Per Acre		Land Total		38,463

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Guerdon	M/H	1975	12X56	C 100	30,912	Poor	30%	100%	100%	9,274
2 Shed		1986	572	C 100	9,266	Avg.	79%	100%	100%	7,320
672 SFLA			234.69 = $/SFLA (4)				Outbuilding Total			16,594

Accpt Land 38,000 **Accepted Bldg** 17,000 **Total** 55,000

Map/Lot: R 5 71A
Account: 228 Card: 1 of 1 Location: 403 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.39	Acres-Unimprov. R/W	300.00	2,517	100%		2,517
Total Acres 8.39		300.00 Per Acre			Land Total	2,517

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/1996
Sale Price	56,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	47,367.77	21,316	100%		21,315
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.45		80,700.00 Per Acre		Land Total		36,315

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1983	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
MH Frost Wall	1983	924	C 100	5,137	Avg.	77%	100%	100%	3,955
Deck	1996	300	C 100	2,700	Avg.	85%	100%	100%	2,295
Shed	1989	120	E 100	900	Fair	74%	100%	100%	666
Shed	1989	64	E 100	480	Fair	74%	100%	100%	355
Gar	1997	672	E 100	12,539	Avg.	86%	100%	100%	10,784
924 SFLA		197.93 = $/SFLA (4)				Outbuilding Total			43,233

Accpt Land	36,000	**Accepted Bldg**	43,000	**Total**	79,000

Map/Lot: R22 43C
Account: 230 Card: 1 of 1 Location: JEFFERSON TOWN LINE

Neighborhood	3 Rural Dirt 2
Tree Growth	1985
Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	None

Sale Data

Sale Date	12/02/2009
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1985		
Reference 2	TREE GROWTH 1985		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Softwood TG	337.00	674	100%		674
31.00	Acres-Mixed Wood TG	408.00	12,648	100%		12,648
6.00	Acres-Under Water	.00		100%		0
Total Acres 39.00		341.59 Per Acre		Land Total		13,322

Accpt Land 13,000 **Accepted Bldg** 0 **Total** 13,000

Map/Lot: R10 7
Account: 231 Card: 1 of 1 Location: 2877 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.30	Acres-Road Frontage	3,000.00	3,900	100%		3,900
5.78	Acres-Back Land	500.00	2,890	100%		2,890
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.08		9,227.97 Per Acre			Land Total	83,790

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,056 Sqft	Grade C 110	Base	134,578
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry 1/2 Bmt	Basement	-4,379
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,596
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	1992	Standard	Standard	Good	Basic	137,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	93,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1992	746	C 110	43,672	Avg.	82%	100%	100%	35,811
(U)Basement	1992	746	C 110	13,130	Avg.	82%	100%	100%	10,767
1 Fr	1992	24	C 110	1,405	Avg.	82%	100%	100%	1,152
Deck	1992	181	C 110	1,792	Avg.	82%	100%	100%	1,469
1.5 Barn	1900	782	C 100	18,666	Avg.	62%	100%	100%	11,573
Shed	1900	80	C 100	800	Avg.	62%	100%	100%	496
Open Fr Porch	1986	99	C 110	2,579	Avg.	79%	100%	100%	2,037
Guest House	1986	320	C 110	25,907	Avg.	79%	100%	100%	20,467
Deck	1986	112	C 110	1,109	Avg.	79%	100%	100%	876
Gar	1996	780	E 100	14,554	Avg.	85%	100%	100%	12,371
1,584 SFLA		59.23 = $/SFLA (4)					Outbuilding Total		97,019

Accpt Land 84,000 **Accepted Bldg** 191,000 **Total** 275,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/19/2017
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	102,877	20,575	100%		20,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		177,875.00 Per Acre		Land Total		35,575

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade C 110	Base	165,999
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,544
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Standard	Standard	Average	Basic	175,641

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	108,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	153	C 110	8,957	Avg.	62%	100%	100%	5,553
(U)Attic	1820	153	C 110	1,515	Avg.	62%	100%	100%	939
1.5 Shed	1820	221	C 110	3,088	Avg.	62%	100%	100%	1,915
Att Gar	1820	352	C 110	8,124	Avg.	62%	100%	100%	5,037
2,016 SFLA		54.02 = $/SFLA (4)					Outbuilding Total		13,444

Accpt Land 36,000 **Accepted Bldg** 122,000 **Total** 158,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.78	Acres-Baselot (Frct)	10,849.93	19,313	100%		19,313
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.78		22,085.96 Per Acre		Land Total		39,313

Dwelling Description

				Replacement Cost New	
Gambrel	Two Story	768 Sqft	Grade C 110	Base	139,175
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	853
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,518
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	145,648

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	119,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1991	64	C 110	634	Avg.	82%	100%	100%	520
Deck	1991	264	C 110	2,614	Avg.	82%	100%	100%	2,143
Shed	2004	192	C 100	1,920	Avg.	90%	100%	100%	1,728
Deck	2014	256	C 100	2,304	Avg.	96%	100%	100%	2,212
1,536 SFLA		77.75 = $/SFLA (4)					Outbuilding Total		6,603

Accpt Land 39,000 **Accepted Bldg** 126,000 **Total** 165,000

Map/Lot: R 5 44
Account: 234 Card: 1 of 1 Location: 103 OLD COUNTY RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	08/07/2018
Sale Price	87,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre			Land Total	36,245

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 110	Base	105,138
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	None	Basement	-5,972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,376
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,080	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2005	Standard	Standard	Average	Basic	96,790

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	92,918

Accpt Land 36,000 **Accepted Bldg** 93,000 **Total** 129,000

Map/Lot: R 2 82
Account: 235 Card: 1 of 1 Location: 954 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/06/2011
Sale Price	280,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 5.00		35,300.00 Per Acre		Land Total		176,500

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	936 Sqft	Grade C 110	Base	156,383
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	161,553

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	119,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1979	96	C 110	4,840	Avg.	74%	100%	100%	3,582
1 Fr	1979	300	C 110	17,563	Avg.	74%	100%	100%	12,997
(U)Basement	1979	300	C 110	5,280	Avg.	74%	100%	100%	3,907
1.5 Att Gar	1979	648	C 110	18,989	Avg.	74%	100%	100%	14,052
Shed	1997	96	E 100	720	Fair	81%	100%	100%	583
Carport	2004	288	E 100	2,106	Avg.	90%	100%	100%	1,895
1,872 SFLA		63.86 = $/SFLA (4)					Outbuilding Total		37,016

Accpt Land 177,000 **Accepted Bldg** 157,000 **Total** 334,000

Map/Lot: R 3 5
Account: 236 Card: 1 of 1 Location: 1111 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/24/2015
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
0.20	Acres-Road Frontage	3,000.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.20		23,681.82 Per Acre		Land Total		52,100

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	1,232 Sqft	Grade C 110	Base	168,242
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,534
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Standard	Standard	Average	Basic	178,976

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	146,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1991	264	C 110	6,877	Avg.	82%	100%	100%	5,639
Att Gar	1991	1120	C 110	25,847	Avg.	82%	100%	100%	21,195
(U)Attic	1991	1120	C 110	11,088	Avg.	82%	100%	100%	9,092
2,156 SFLA		68.07 = $/SFLA (4)				Outbuilding Total			35,926

Accpt Land 52,000 **Accepted Bldg** 183,000 **Total** 235,000

Map/Lot: R10 4A
Account: 237 Card: 1 of 1 Location: 254 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Dug WellSeptic System
Street	Paved

Sale Data

Sale Date	05/05/2017
Sale Price	46,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Baselot (Frct)	25,210.95	42,859	50%		21,429
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.70		24,370.00 Per Acre		Land Total		41,429

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,152 Sqft	Grade E 100	Base	76,164
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	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	Standard	Standard	Fair	Basic	77,574

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	49,647

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1984	140	E 100	4,812	Fair	64%	100%	100%	3,080
Deck	1984	35	E 100	236	Fair	64%	100%	100%	151
Gar	1977	400	E 100	7,464	Avg.	73%	100%	100%	5,449
Shed	1977	120	E 100	900	Avg.	73%	100%	100%	657
1,152 SFLA		43.10 = $/SFLA (4)				Outbuilding Total			9,337

Accpt Land 41,000 **Accepted Bldg** 59,000 **Total** 100,000

Map/Lot: R19 16
Account: 238 Card: 1 of 1 Location: 1985 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/15/2014
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
0.50	Acres-Wasteland/Bog	100.00	50	100%		50
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.40		12,573.53 Per Acre		Land Total		42,750

Dwelling Description **Replacement Cost New**

Log Home	One Story	936 Sqft	Grade C 110	Base	106,539
Exterior	Log Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,534
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	1/2 Finished			Attic	18,090
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	Standard	Standard	Average	Basic	121,502

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	111,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2007	440	C 110	25,759	Avg.	92%	100%	100%	23,698
(U)Attic	2007	220	C 110	2,178	Avg.	92%	100%	100%	2,004
Att Gar	2007	672	C 110	15,509	Avg.	92%	100%	100%	14,268
(U)Attic	2007	336	C 110	3,326	Avg.	92%	100%	100%	3,060
Open Fr Porch	2007	288	C 110	7,502	Avg.	92%	100%	100%	6,902
Open Fr Porch	2007	132	C 110	3,439	Avg.	92%	100%	100%	3,164
Open Fr Porch	2007	144	C 110	3,751	Avg.	92%	100%	100%	3,451
Deck	2007	88	C 110	871	Avg.	92%	100%	100%	801
936 SFLA		119.43 = $/SFLA (4)				Outbuilding Total			57,348

Accpt Land 43,000 **Accepted Bldg** 169,000 **Total** 212,000

Map/Lot: R13 28
Account: 239 Card: 1 of 2 Location: 155 GOSHEN RD

Neighborhood 2	Rural Paved 2
Tree Growth	1974
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1969
Sale Price	13,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1974		
Reference 2	FARMLAND 1974		
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
30.00	Acres-Pasture F&O	350.00	10,500	100%		10,500
3.00	Acres-Mixed Wood F&O	408.00	1,224	100%		1,224
32.00	Acres-Hardwood F&O	263.00	8,416	100%		8,416
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
16.00	Acres-Under Water	.00		100%		0
Total Acres 83.00		869.16 Per Acre		Land Total		72,140

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 100	Base	87,296
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,377
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	0	Standard	Standard	Fair	Basic	88,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	47,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1880	1	C 100	2,000	Fair	54%	100%	100%	1,080
1 Fr	1880	616	C 100	32,784	Fair	54%	100%	100%	17,703
(U)Basement	1880	616	C 100	9,856	Fair	54%	100%	100%	5,322
(U)Attic	1880	616	C 100	5,544	Fair	54%	100%	100%	2,994
1 Fr	1880	120	C 100	6,386	Fair	54%	100%	100%	3,448
1.5 Gar	1880	572	E 100	13,552	Poor	46%	100%	100%	6,234
Shed	1880	96	E 100	720	Poor	46%	100%	100%	331
Gar	1880	416	E 100	7,762	Poor	46%	100%	100%	3,571
Shed	1880	312	E 100	2,340	Poor	46%	100%	100%	1,076
Shed	1880	96	E 100	720	Poor	46%	100%	100%	331
924 SFLA		51.82 = $/SFLA (4)				Outbuilding Total			42,090

Accpt Land 72,000 **Accepted Bldg** 90,000 **Total** 162,000

Neighborhood 2	Rural Paved 2
Tree Growth	1974
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1969
Sale Price	13,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	FARMLAND		
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 0.00				Land Total		15,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1880	120	E 100	900	Poor	46%	100%	100%	414
Open Shed	1880	64	E 100	384	Poor	46%	100%	100%	177
Poultry House	1969	17000	E 100	324,105	Fair	57%	100%	100%	184,740
2 Gar	1990	2000	E 100	60,450	Fair	75%	100%	100%	45,338
Box Trailer	1980	4	E 100	1,500	Fair	67%	100%	100%	1,005
924 SFLA		51.82 = $/SFLA (4)				Outbuilding Total			231,674

Accpt Land	15,000	**Accepted Bldg**	232,000	**Total**	247,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	72,000	90,000	162,000	72,000	90,000	162,000
2	15,000	232,000	247,000	15,000	232,000	247,000
TOTAL	87,000	322,000	409,000	87,000	322,000	409,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1983
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.08	Acres-Road Frontage	3,000.00	240	100%		240
3.42	Acres-Back Land	500.00	1,710	100%		1,710
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.50		7,627.27 Per Acre		Land Total		41,950

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	816 Sqft	Grade C 110	Base	128,602
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-534
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	131,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	101,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1983	100	C 110	3,850	Avg.	77%	100%	100%	2,965
Deck	1983	288	C 110	2,851	Avg.	77%	100%	100%	2,195
Shed	1999	80	E 100	600	Avg.	87%	100%	100%	522
Shed	2002	80	E 100	600	Avg.	89%	100%	100%	534
1 Fr	2002	528	C 110	30,910	Avg.	89%	100%	100%	27,510
(U)Basement	2002	528	C 110	9,293	Avg.	89%	100%	100%	8,271
Bay Window	2002	12	C 110	1,690	Avg.	89%	100%	100%	1,504
1,428 SFLA		70.73 = $/SFLA (4)				Outbuilding Total			43,501

Accpt Land 42,000 **Accepted Bldg** 145,000 **Total** 187,000

Map/Lot: R13 31
Account: 241 Card: 1 of 1 Location: 228 BOWDEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/26/2011
Sale Price	101,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.12	Acres-Baselot (Frct)	15,006.12	16,807	100%		16,807
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.12		32,863.39 Per Acre		Land Total		36,807

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	768 Sqft	Grade C 100	Base	78,483
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-4,339
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	1,597
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,494
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	Standard	Standard	Average	Basic	89,235

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	75,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1996	120	C 100	6,386	Avg.	85%	100%	100%	5,428
1.5 Shed	1997	320	E 100	3,048	Avg.	86%	100%	100%	2,621
Open Fr Porch	1997	72	C 100	1,705	Avg.	86%	100%	100%	1,466
Open Fr Porch	2001	320	C 100	7,578	Avg.	88%	100%	100%	6,669
768 SFLA		98.76 = $/SFLA (4)					Outbuilding Total		16,184

Accpt Land 37,000 **Accepted Bldg** 92,000 **Total** 129,000

Map/Lot: R13 24
Account: 242 Card: 1 of 1 Location: WARREN TOWN LINE

Neighborhood 3	Rural Dirt 2
Tree Growth	1974
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Reference 1	FARMLAND 1974
Reference 2	FARMLAND 1974
Tran/Land/Bldg	2 2 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Mixed Wood F&O	408.00	2,448	100%		2,448
32.00	Acres-Hardwood F&O	263.00	8,416	100%		8,416
6.00	Acres-Under Water	.00		100%		0
Total Acres 44.00		246.91 Per Acre		Land Total		10,864

Accpt Land 11,000 **Accepted Bldg** 0 **Total** 11,000

Map/Lot: R13 41
Account: 243 Card: 1 of 1 Location: 225 BOWDEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP
Topography Below Street
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Under Water	.00		100%		0
Total Acres 6.00		0.00 Per Acre		Land Total		0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Map/Lot: R10 27
Account: 244 Card: 1 of 1 Location: 3142 FRIENDSHIP RD

Neighborhood 17	River Inlet 2
Tree Growth	1981
Zoning/Use	SHORELAND BL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/29/2014
Sale Price	255,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TG 1981 FARMLAND 2015		
Reference 2	TG 1981 FARMLAND 2015		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	40%		30,000
10.75	Acres-Pasture F&O	350.00	3,763	100%		3,763
63.50	Acres-Softwood F&O	337.00	21,400	100%		21,400
8.50	Acres-Mixed Wood F&O	408.00	3,468	100%		3,468
15.90	Acres-Hardwood F&O	263.00	4,182	100%		4,182
4.25	Acres-Wasteland/Bog	100.00	425	100%		425
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 104.90		793.50 Per Acre			Land Total	83,238

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	748 Sqft	Grade C 100	Base	95,874
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1900	0	Standard	Standard	Average	Basic	95,874

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	630	C 100	33,529	Avg.	62%	100%	100%	20,788
(U)Basement	1900	315	C 100	5,040	Avg.	62%	100%	100%	3,125
(F)Attic	1900	315	C 100	7,875	Avg.	62%	100%	100%	4,882
1.5 Barn	1900	666	C 100	15,897	Avg.	62%	100%	100%	9,856
Entry	1900	48	C 100	1,680	Avg.	62%	100%	100%	1,042
Shed	1985	520	E 100	3,900	Avg.	78%	100%	100%	3,042
Gar	1900	264	E 100	4,926	Fair	54%	100%	100%	2,660
1.5 Barn	1900	1400	E 100	25,064	Fair	54%	100%	100%	13,535
Deck	2016	240	C 100	2,160	Avg.	97%	100%	100%	2,095
Deck	2017	240	C 100	2,160	Avg.	97%	100%	100%	2,095
1,122 SFLA		52.98 = $/SFLA (4)				Outbuilding Total			63,120

Accpt Land	83,000	Accepted Bldg	123,000	Total	206,000

Map/Lot: R21 17A
Account: 245 Card: 1 of 1 Location: 2604 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1977
Sale Price	10,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.24	Acres-Road Frontage	3,000.00	720	100%		720
2.54	Acres-Back Land	500.00	1,270	100%		1,270
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.78		8,784.52 Per Acre			Land Total	41,990

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade E 100	Base	90,321
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-371
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Fair	Basic	92,065

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	58,922

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1977	672	E 100	10,574	Fair	64%	100%	100%	6,767
Deck	1977	240	E 100	1,620	Fair	64%	100%	100%	1,037
1.5 Gar	1991	1224	E 100	29,000	Fair	76%	70%	100%	15,428
Shed	1991	182	E 100	1,365	Fair	76%	70%	100%	726
Shed	1991	960	E 100	7,200	Fair	76%	70%	100%	3,830
Shed	1991	120	E 100	900	Fair	76%	70%	100%	479
1.5 Shed	1991	520	E 100	4,953	Fair	76%	70%	100%	2,635
1,456 SFLA		40.47 = $/SFLA (4)					Outbuilding Total		30,902

Accpt Land 42,000 **Accepted Bldg** 90,000 **Total** 132,000

Map/Lot: U 5 18A
Account: 246 Card: 1 of 1 Location: 1601 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND SP
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1999
Sale Price	69,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.02	Acres-Back Land	500.00	10	100%		10
Total Acres 0.52		70,596.15 Per Acre		Land Total		36,710

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 110	Base	106,201
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	108,269

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	70%	100%	100%	75,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1972	64	E 100	480	Avg.	70%	100%	100%	336
Deck	2005	200	C 110	1,980	Avg.	91%	100%	100%	1,802
2 Gar	2009	784	E 100	23,696	Fair	91%	100%	100%	21,563
Shed	2015	120	E 100	900	Avg.	97%	100%	100%	873
Shed	2015	120	E 100	900	Avg.	97%	100%	100%	873
1,056 SFLA		71.77 = $/SFLA (4)				Outbuilding Total			25,447

Accpt Land 37,000 **Accepted Bldg** 101,000 **Total** 138,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/02/2004
Sale Price	92,150
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	26,390.16	13,195	100%		13,195
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		66,390.00 Per Acre		Land Total		33,195

Dwelling Description

					Replacement Cost New
Cape Cod	Two Story	868 Sqft	Grade D 100	Base	113,674
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,749
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	None			Attic	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	2011	Standard	Standard	Average	Basic	112,504

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	90%	100%	100%	101,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1996	720	E 100	13,436	Avg.	85%	100%	100%	11,421
Deck	2006	135	D 100	1,021	Avg.	91%	100%	100%	929
1,736 SFLA		58.33 = $/SFLA (4)				Outbuilding Total			12,350

Accpt Land 33,000 **Accepted Bldg** 114,000 **Total** 147,000

Map/Lot: U 8 10
Account: 248 Card: 1 of 1 Location: 354 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1990
Sale Price	84,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre			Land Total	36,245

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	104,057
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Average	Basic	111,257

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	72,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2015	416	C 110	11,385	Avg.	97%	100%	100%	11,043
(U)Basement	2015	416	C 110	7,322	Avg.	97%	100%	100%	7,102
Deck	2015	500	C 110	4,950	Avg.	97%	100%	100%	4,802
1,040 SFLA		69.54 = $/SFLA (4)					Outbuilding Total		22,947

Accpt Land 36,000 **Accepted Bldg** 95,000 **Total** 131,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1984
Sale Price	41,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre		Land Total		36,245

Dwelling Description

				Replacement Cost New	
Ranch	One Story	999 Sqft	Grade D 100	Base	77,323
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	848
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,327
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-285
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
1982	0	Standard	Standard	Average	Basic	71,559

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	54,385

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1982	64	D 100	1,882	Avg.	76%	100%	100%	1,430
Gar	1982	480	D 100	10,031	Avg.	76%	100%	100%	7,624
Open Fr Porch	1982	200	D 100	3,978	Avg.	76%	100%	100%	3,023
999 SFLA		54.44 = $/SFLA (4)					Outbuilding Total		12,077

Accpt Land	36,000	Accepted Bldg	66,000	Total	102,000

Neighborhood 13 River Inlet .25

Zoning/Use	VILLAGE SHORELAND LR
Topography	Below Street
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	10/28/2011
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
145	$/LF -Water Frontage	150.00	21,750	100%		21,750
0.68	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.93		104,032.26 Per Acre		Land Total		96,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	730 Sqft	Grade C 100	Base	95,423
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	737
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,632
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	99,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1870	12	C 100	1,536	Avg.	62%	100%	100%	952
Deck	1870	84	C 100	756	Avg.	62%	100%	100%	469
Shed	1870	273	E 100	2,048	Fair	54%	100%	100%	1,106
1.75 Gar	1984	775	C 100	27,760	Avg.	77%	100%	100%	21,375
1,095 SFLA		56.44 = $/SFLA (4)					Outbuilding Total		23,902

Accpt Land 97,000 **Accepted Bldg** 86,000 **Total** 183,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.97	Acres-Road Frontage	3,000.00	2,910	100%		2,910
1.87	Acres-Back Land	500.00	935	100%		935
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.84		9,575.41 Per Acre			Land Total	46,345

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade C 100	Base	151,592
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,129
Rooms	2				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	157,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	129,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1991	2	C 100	4,000	Avg.	82%	100%	100%	3,280
Shed	1970	240	E 100	1,800	Fair	58%	100%	100%	1,044
Shed	2000	192	E 100	1,440	Avg.	87%	50%	100%	626
2,100 SFLA		61.52 = $/SFLA (4)					Outbuilding Total		4,950

Accpt Land 46,000 **Accepted Bldg** 134,000 **Total** 180,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.81	Acres-Baselot (Frct)	10,723.73	19,410	100%		19,410
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.81		21,773.48 Per Acre		Land Total		39,410

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,104 Sqft	Grade E 100	Base	73,928
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-282
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
1974	0	Standard	Standard	Poor	Basic	73,646

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	50%	100%	100%	36,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2010	240	E 100	4,262	Avg.	94%	100%	100%	4,006
Cover-It	2012	240	E 100	360	Avg.	95%	100%	100%	342
1,104 SFLA		33.35 = $/SFLA (4)				Outbuilding Total			4,348

Accpt Land 39,000 **Accepted Bldg** 41,000 **Total** 80,000

Map/Lot: R 1 101
Account: 253 Card: 1 of 4 Location: 501 HAVENER POINT RD

Neighborhood 14	River Deep 2
Tree Growth	1999
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1	TREE GROWTH 1999
Reference 2	TREE GROWTH 1999
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
2,982	$/LF -Water Frontage	350.00	1,043,700	100%		1,043,700
29.82	Acres-Water Acreage	.00		100%		0
5.70	Acres-Road Frontage	3,000.00	17,100	100%		17,100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	300%		60,000
10.00	# -Lot Imp Rd/P Lot	10,000.00	100,000	100%		100,000
Total Acres 39.52		48,603.24 Per Acre		Land Total		1,920,800

Dwelling Description **Replacement Cost New**

Contemporary	One & 1/2 Story	2,828 Sqft	Grade AA200	Base	1,317,457
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Rubber	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	44,117
Rooms	8				
Bedrooms	1	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	23,500
Attic	None			Attic	0
FirePlaces	4			Fireplace	29,500
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Good	Basic	1,414,574

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	1,258,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1997	283	AA200	75,304	Good	89%	100%	100%	67,021
(U)Basement	1997	283	AA200	22,640	Good	89%	100%	100%	20,150
1 Fr	1997	464	AA200	123,470	Good	89%	100%	100%	109,888
Basement Crawl	1997	464	AA200	21,460	Good	89%	100%	100%	19,099
1 Fr	1997	169	AA200	44,970	Good	89%	100%	100%	40,023
Basement Crawl	1997	169	AA200	7,816	Good	89%	100%	100%	6,956
Walkway Stone	1997	3000	AA200	150,000	Good	89%	100%	100%	133,500
Pier	1997	600	AA200	120,000	Good	89%	100%	100%	106,800
Ramp	1997	144	C 100	3,240	Good	89%	100%	100%	2,884
Float	1997	416	C 100	15,288	Good	89%	100%	100%	13,606
4,242 SFLA		296.79 = $/SFLA (4)				Outbuilding Total			519,927

Accpt Land 1,921,000 **Accepted Bldg** 1,779,000 **Total** 3,700,000

Neighborhood 14	River Deep 2
Tree Growth	1999
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1	
Reference 2	TREE GROWTH 1999
Tran/Land/Bldg	4 99 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
46.00	Acres-Softwood TG	337.00	15,502	100%		15,502
15.00	Acres-Mixed Wood TG	408.00	6,120	100%		6,120
1.00	Acres-Hardwood TG	263.00	263	100%		263
Total Acres 62.00		352.98 Per Acre			Land Total	21,885

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,212 Sqft	Grade AA200	Base	673,850
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	100% None	Heat	18,907
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	47,000
Attic	None			Attic	0
FirePlaces	1			Fireplace	18,625
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Good	Basic	758,382

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	674,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1997	291	AA200	77,436	Good	89%	100%	100%	68,918
Open Fr Porch	1997	72	AA200	8,524	Good	89%	100%	100%	7,586
Open Fr Porch	1997	36	AA200	4,260	Good	89%	100%	100%	3,791
Gar	1997	1344	AA200	167,196	Good	89%	100%	100%	148,804
(F)Attic	1997	672	AA200	84,000	Good	89%	100%	100%	74,760
Gar	1997	864	AA200	107,480	Good	89%	100%	100%	95,657
(F)Attic	1997	864	AA200	108,000	Good	89%	100%	100%	96,120
Swimming Pool	1997	675	AA200	116,236	Good	89%	100%	100%	103,450
1 Fr	2013	780	AA200	207,558	Good	97%	100%	100%	201,331
(U)Basement	2013	780	AA200	62,400	Good	97%	100%	100%	60,528
1,818 SFLA		371.27 = $/SFLA (4)					Outbuilding Total		860,945

Accpt Land 22,000 **Accepted Bldg** 1,536,000 **Total** 1,558,000

Neighborhood 14	River Deep 2
Tree Growth	1999
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
Reference 1	
Reference 2	TREE GROWTH 1999
Tran/Land/Bldg	4 99 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
Total Acres 2.00		175,000.00 Per Acre			Land Total	350,000

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,322 Sqft	Grade AA200	Base	566,149
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	6,676
					0
					0
Foundation	Stone	Basement	Dry 1/2 Bmt	Basement	-24,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-13,220
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	14,100
Attic	None			Attic	0
FirePlaces	1			Fireplace	18,625
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Good	Basic	567,410

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	533,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2007	85	AA200	3,824	Good	94%	100%	100%	3,595
Open Fr Porch	2007	88	AA200	10,420	Good	94%	100%	100%	9,795
Open Shed	2007	60	AA200	2,400	Good	94%	100%	100%	2,256
1,322 SFLA		403.45 = $/SFLA (4)					Outbuilding Total		15,646

Accpt Land	350,000	Accepted Bldg	549,000	Total	899,000

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1 TREE GROWTH 1999
Reference 2 TREE GROWTH 1999
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
451	$/LF -Water Frontage	150.00	67,650	100%		67,650
4.51	Acres-Water Acreage	.00		100%		0
2.66	Acres-Road Frontage	3,000.00	7,980	100%		7,980
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.17		18,607.42 Per Acre			Land Total	170,630

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 110	Base	110,616
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,836
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
1956	0	Standard	Standard	Good	Basic	112,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	77,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1956	192	C 110	9,679	Good	69%	100%	100%	6,679
(U)Basement	1956	192	C 110	3,379	Good	69%	100%	100%	2,332
Gar	1956	576	C 110	15,764	Good	69%	100%	100%	10,877
(U)Basement	1956	576	C 110	10,138	Good	69%	100%	100%	6,995
Gar	1984	520	C 110	14,231	Good	83%	100%	100%	11,812
Open Fr Porch	2002	112	C 110	2,917	Good	92%	100%	100%	2,684
1.5 Gar	2002	936	A 100	62,388	Good	92%	100%	100%	57,397
Deck	2002	280	C 110	2,772	Good	92%	100%	100%	2,550
1,120 SFLA		69.28 = $/SFLA (4)					Outbuilding Total		101,326

Accpt Land 171,000 **Accepted Bldg** 179,000 **Total** 350,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	1,921,000	1,779,000	3,700,000	1,921,000	1,779,000	3,700,000
2	22,000	1,536,000	1,558,000	22,000	1,536,000	1,558,000
3	350,000	549,000	899,000	350,000	549,000	899,000
4	171,000	179,000	350,000	171,000	179,000	350,000
TOTAL	2,464,000	4,043,000	6,507,000	2,464,000	4,043,000	6,507,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1986
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 2.05		20,560.98 Per Acre		Land Total		42,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,088 Sqft	Grade C 110	Base	136,019
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	139,121

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	109,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	636	C 110	6,296	Avg.	79%	100%	100%	4,974
Shed	1990	128	E 100	960	Fair	75%	100%	100%	720
1 Fr	2007	200	C 110	11,708	Avg.	92%	100%	100%	10,771
(U)Basement	2007	200	C 110	3,520	Avg.	92%	100%	100%	3,238
Gar	2007	1120	C 110	30,652	Avg.	92%	100%	100%	28,200
1.5 Fr	2007	1120	C 110	83,259	Avg.	92%	100%	100%	76,598
Deck	2007	65	C 110	644	Avg.	92%	100%	100%	592
Deck	2007	196	C 110	1,940	Avg.	92%	100%	100%	1,785
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,632 SFLA		67.34 = $/SFLA (4)				Outbuilding Total			127,216

Accpt Land 42,000 **Accepted Bldg** 237,000 **Total** 279,000

Map/Lot: R 7 16D
Account: 255 Card: 1 of 1 Location: 85 HOFFSES RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/29/2015
Sale Price	85,437
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		21,250.00 Per Acre		Land Total		42,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	3,044 Sqft	Grade E 100	Base	164,274
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,214
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,402
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,230
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Fair	Basic	154,692

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	131,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(F)Attic	1995	442	E 100	8,288	Fair	79%	100%	100%	6,548
Deck	1995	36	E 100	243	Fair	79%	100%	100%	192
2 Barn	1995	864	E 100	19,732	Fair	79%	100%	100%	15,588
3,044 SFLA		43.20 = $/SFLA (4)					Outbuilding Total		22,328

Accpt Land 43,000 **Accepted Bldg** 154,000 **Total** 197,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1983
Sale Price	16,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1963 GILBRALTER 20 X 40
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	15 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	10,365.58	19,695	100%		19,695
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.90		20,892.11 Per Acre			Land Total	39,695

Dwelling Description **Replacement Cost New**

Doublewide	One Story	800 Sqft	Grade E 75	Base	45,276
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	455
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	45,731

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	24,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1963	128	E 100	4,400	Avg.	64%	100%	100%	2,816
Gar	1972	420	E 100	7,838	Avg.	70%	100%	100%	5,487
Canopy	1990	240	E 100	1,584	Avg.	81%	100%	100%	1,283
Open Fr Porch	1990	160	E 100	2,842	Avg.	81%	100%	100%	2,302
800 SFLA		30.87 = $/SFLA (4)				Outbuilding Total			11,888

Accpt Land 40,000 **Accepted Bldg** 37,000 **Total** 77,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/08/2016
Sale Price	235,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
6.94	Acres-Back Land	500.00	3,470	100%		3,470
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		19,294.44 Per Acre		Land Total		173,650

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,299 Sqft	Grade B 115	Base	215,100
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,281
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Standard	Standard	Good	Basic	225,036

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	184,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1983	168	B 115	11,687	Good	82%	100%	100%	9,583
Gar	1983	484	B 115	18,279	Good	82%	100%	100%	14,989
Deck	1989	378	B 115	5,165	Good	82%	100%	100%	4,235
Green House Framed	1989	117	B 115	3,482	Good	82%	100%	100%	2,855
1,948 SFLA		94.73 = $/SFLA (4)					Outbuilding Total		31,662

Accpt Land 174,000 **Accepted Bldg** 216,000 **Total** 390,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/2000
Sale Price	98,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.88	Acres-Back Land	500.00	940	100%		940
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.88		10,551.55 Per Acre		Land Total		40,940

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,008 Sqft	Grade C 110	Base	101,871
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1008 Sqft, Grade E	Basement Gar	1 CAR	Fin Bsmt	16,688
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,652
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	123,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	80,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1964	96	C 110	4,840	Avg.	65%	100%	100%	3,146
Gar	1964	432	C 110	11,823	Avg.	65%	100%	100%	7,685
(U)Basement	1964	432	C 110	7,603	Avg.	65%	100%	100%	4,942
Shed	1964	288	C 110	3,168	Avg.	65%	100%	100%	2,059
Entry	1964	49	C 110	1,886	Avg.	65%	100%	100%	1,226
Deck	1964	32	C 110	317	Avg.	65%	100%	100%	206
Open Fr Porch	2008	120	C 110	3,126	Avg.	93%	100%	100%	2,907
1.5 Gar	2008	672	C 110	23,351	Avg.	93%	100%	100%	21,716
1,008 SFLA		79.52 = $/SFLA (4)				Outbuilding Total			43,887

Accpt Land 41,000 **Accepted Bldg** 124,000 **Total** 165,000

Map/Lot: U 2 5
Account: 259 Card: 1 of 1 Location: 375 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/01/2001
Sale Price	28,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1964 RICHARDSON 12 X 55
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.26	Acres-Back Land	500.00	130	100%		130
Total Acres 0.76		48,855.26 Per Acre		Land Total		37,130

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Richardson	M/H	1964	12X52	B 100	32,968	Poor	30%	100%	100%	9,890
MH Slab		1964	624	C 100	2,115	Poor	46%	100%	100%	973
Gar		1968	264	E 100	4,926	Poor	46%	100%	100%	2,266
624 SFLA			144.30 = $/SFLA (4)				Outbuilding Total			13,129

Accpt Land 37,000 **Accepted Bldg** 13,000 **Total** 50,000

Map/Lot: R22 16
Account: 260 Card: 1 of 1 Location: 3271 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1992
Sale Price	21,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.10	Acres-Back Land	500.00	50	100%		50
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.10		19,071.43 Per Acre		Land Total		40,050

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,568 Sqft	Grade C 110	Base	140,121
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	145,793

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	119,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1992	376	C 110	10,290	Avg.	82%	100%	100%	8,438
Open Fr Porch	1997	120	C 110	3,126	Avg.	86%	100%	100%	2,688
Shed	2001	168	C 110	1,848	Avg.	88%	100%	100%	1,626
Open Fr Porch	2001	48	C 110	1,250	Avg.	88%	100%	100%	1,100
Open Fr Porch	2003	70	C 110	1,823	Avg.	89%	100%	100%	1,622
Deck	2003	216	C 110	2,138	Avg.	89%	100%	100%	1,903
Shed	2003	224	C 110	2,464	Avg.	89%	100%	100%	2,193
Open Shed	2006	280	C 110	2,464	Avg.	91%	100%	100%	2,242
Canopy	2006	195	C 110	1,888	Avg.	91%	100%	100%	1,718
1,568 SFLA		76.24 = $/SFLA (4)				Outbuilding Total			23,530

Accpt Land 40,000 **Accepted Bldg** 143,000 **Total** 183,000

Map/Lot: R 6 14A
Account: 261 Card: 1 of 1 Location: 2150 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/07/2014
Sale Price	60,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.65	Acres-Road Frontage	3,000.00	1,950	100%		1,950
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 4.65		17,666.67 Per Acre		Land Total		82,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 12	1997	1500	C 100	76,995	Avg.	86%	100%	100%	66,216
Office 8	1998	420	E 100	22,454	Avg.	86%	100%	100%	19,310
Box Trailer	1997	1	C 100	500	Avg.	86%	100%	100%	430
Auto Repair 8	2011	800	C 100	37,640	Avg.	94%	100%	100%	35,382
Canopy	2012	24	E 100	158	Avg.	95%	100%	100%	150
Loading Dock	2012	576	E 100	7,668	Avg.	95%	100%	100%	7,285
							Outbuilding Total		128,773

Accpt Land	82,000	**Accepted Bldg**	129,000	**Total**	211,000

Map/Lot: R13 1
Account: 262 Card: 1 of 1 Location: 2500 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Rolling
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
2.50	Acres-Back Land	500.00	1,250	100%		1,250
Total Acres 14.50		5,258.62 Per Acre		Land Total		76,250

Accpt Land 76,000 **Accepted Bldg** 0 **Total** 76,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	06/01/1991
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	70%	Topography	14,000
1.00	Acres-Road Frontage	3,000.00	3,000	70%	Topography	2,100
20.00	Acres-Back Land	500.00	10,000	100%		10,000
2.00	Acres-Under Water	.00		100%		0
Total Acres 25.00		1,044.00 Per Acre			Land Total	26,100

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Map/Lot: R 6 14
Account: 264 Card: 1 of 1 Location: 2393 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND RP
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
55.23	Acres-Back Land	500.00	27,615	100%		27,615
Total Acres 69.23		1,485.12 Per Acre			Land Total	102,815

Accpt Land 103,000 **Accepted Bldg** 0 **Total** 103,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/24/2006
Sale Price	115,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Baselot (Frct)	19,331.02	15,078	100%		15,078
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.78		44,971.79 Per Acre		Land Total		35,078

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1999	14X76	B 100	52,288	Avg.	51%	100%	100%	26,667
Shed		2001	96	C 100	960	Avg.	88%	100%	100%	845
Gar		2001	960	C 100	23,885	Avg.	88%	100%	100%	21,019
Canopy		2017	420	C 100	3,696	Avg.	97%	100%	100%	3,585
1,064 SFLA			148.64 = $/SFLA (4)				Outbuilding Total			52,116

Accpt Land 35,000 **Accepted Bldg** 52,000 **Total** 87,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/21/2016
Sale Price	179,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.10	Acres-Road Frontage	3,000.00	3,300	100%		3,300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.10		13,967.74 Per Acre		Land Total		43,300

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,448 Sqft	Grade C 110	Base	133,246
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,010
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,313
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	126,617

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	111,423

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2001	32	C 110	834	Avg.	88%	100%	100%	734
Deck	2001	48	C 110	475	Avg.	88%	100%	100%	418
Att Gar	2001	728	C 110	16,800	Avg.	88%	100%	100%	14,784
Shed	2001	147	C 110	1,617	Avg.	88%	100%	100%	1,423
Deck	2008	131	C 110	1,297	Avg.	93%	100%	100%	1,206
1 Fr	2008	192	C 110	11,240	Avg.	93%	100%	100%	10,453
1,448 SFLA		76.95 = $/SFLA (4)				Outbuilding Total			29,018

Accpt Land 43,000 **Accepted Bldg** 140,000 **Total** 183,000

Map/Lot: U 9 37A
Account: 269 Card: 1 of 1 Location: 111 DEPOT ST

Neighborhood 4	Village .5
Zoning/Use	VILLAGE
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan.....M/H	2015	14X56	A 100	41,888	Avg.	75%	100%	100%	31,416
784 SFLA		167.58 = $/SFLA (4)				Outbuilding Total			31,416

Accpt Land	0	**Accepted Bldg**	31,000	**Total**	31,000

Map/Lot: R16 23
Account: 270 Card: 1 of 1 Location: 900 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION RURAL
Topography Rolling
Utilities
Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.95	Acres-Road Frontage	3,000.00	17,850	100%		17,850
12.51	Acres-Back Land	500.00	6,255	100%		6,255
Total Acres 20.46		2,155.67 Per Acre		Land Total		44,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	1900	1036	E 100	6,216	Fair	54%	100%	100%	3,357
						Outbuilding Total			3,357

Accpt Land 44,000 **Accepted Bldg** 3,000 **Total** 47,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.06	Acres-Road Frontage	3,000.00	21,180	100%		21,180
2.11	Acres-Back Land	500.00	1,055	100%		1,055
Total Acres 11.17		3,781.11 Per Acre		Land Total		42,235

Accpt Land 42,000 **Accepted Bldg** 0 **Total** 42,000

Map/Lot: U12 4
Account: 272 Card: 1 of 1 Location: 1200 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	06/30/2015
Sale Price	70,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
22.04	Acres-Back Land	500.00	11,020	100%		11,020
Total Acres 34.04		2,527.03 Per Acre		Land Total		86,020

Accpt Land 86,000 **Accepted Bldg** 0 **Total** 86,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
Total Acres 2.03		9,896.55 Per Acre		Land Total		20,090

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Map/Lot: R13 7C
Account: 274 Card: 1 of 1 Location: 3248 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	Katie Hall
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	2000	14X68	C 100	40,732	Fair	40%	100%	100%	16,293
952 SFLA		142.69 = $/SFLA (4)					Outbuilding Total		16,293

Accpt Land	0	**Accepted Bldg**	16,000	**Total**	16,000

Map/Lot: R13 10B
Account: 275 Card: 1 of 1 Location: 3393 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/2002
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
9.29	Acres-Back Land	500.00	4,645	100%		4,645
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.29		3,976.53 Per Acre		Land Total		44,895

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	972 Sqft	Grade C 100	Base	131,000
Exterior	Wood 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	0
Fin. Basement Area	486 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,534
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	146,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	99,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1989	432	C 100	29,195	Avg.	80%	100%	100%	23,356
(U)Basement	1989	432	C 100	6,912	Avg.	80%	100%	100%	5,530
Deck	1989	374	C 100	3,366	Avg.	80%	100%	100%	2,693
1.5 Shed	1970	180	E 100	1,714	Fair	58%	100%	100%	994
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,701 SFLA		58.40 = $/SFLA (4)				Outbuilding Total			32,911

Accpt Land 45,000 **Accepted Bldg** 132,000 **Total** 177,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/13/2014
Sale Price	275,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.20	Acres-Road Frontage	3,000.00	3,600	100%		3,600
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.34	Acres-Back Land	500.00	170	100%		170
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.79		25,569.83 Per Acre		Land Total		45,770

Dwelling Description **Replacement Cost New**

Colonial	Two & 1/2 Story	1,241 Sqft	Grade B 100	Base	277,123
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	6		
Baths	2	Half Baths	3	Plumbing	18,612
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1904	0	Standard	Standard	Good	Basic	301,609

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	205,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1904	27	B 100	1,897	Good	68%	100%	100%	1,290
(U)Basement	1904	27	B 100	570	Good	68%	100%	100%	388
1 Fr	1904	238	B 100	16,719	Good	68%	100%	100%	11,369
Open Fr Porch	1904	60	B 100	1,876	Good	68%	100%	100%	1,276
2.5 Barn	1904	900	B 100	43,552	Good	68%	100%	100%	29,615
Deck	2009	21	B 100	249	Good	95%	100%	100%	237
2 Fr	2009	198	B 100	22,532	Good	95%	100%	100%	21,405
(U)Basement	2016	900	B 100	19,008	Good	98%	100%	100%	18,628
Deck	2016	360	B 100	4,277	Good	98%	100%	100%	4,191
3,102 SFLA		66.12 = $/SFLA (4)				Outbuilding Total			88,399

Accpt Land 46,000 **Accepted Bldg** 293,000 **Total** 339,000

Map/Lot: R22 42
Account: 277 Card: 1 of 1 Location: 668 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 2007 REDMAN 14 X 80
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	2007	14X76	B 100	52,288	Avg.	51%	100%	100%	26,667
1,064 SFLA			217.82 = $/SFLA (4)					Outbuilding Total		26,667

Accpt Land 0 **Accepted Bldg** 27,000 **Total** 27,000

Map/Lot: R11 10
Account: 278 Card: 1 of 1 Location: 1016 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities NoneNone
Street Paved

Sale Data

Sale Date	06/15/2009
Sale Price	30,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 2.30		13,434.78 Per Acre		Land Total		30,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1930	360	C 100	13,572	Avg.	62%	50%	100%	4,208
Enclosed Fr Porch	1930	120	C 100	5,500	Avg.	62%	50%	100%	1,705
						Outbuilding Total			5,913

Accpt Land 31,000 **Accepted Bldg** 6,000 **Total** 37,000

Map/Lot: R11 10B
Account: 279 Card: 1 of 1 Location: 1002 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/03/2004
Sale Price	179,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.34	Acres-Back Land	500.00	170	100%		170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.34		17,166.67 Per Acre		Land Total		40,170

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	713 Sqft	Grade C 110	Base	118,369
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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,045
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
1979	0	Standard	Standard	Good	Basic	121,982

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	97,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1979	184	C 110	9,276	Good	80%	100%	100%	7,421
1 Fr	1979	216	C 110	12,646	Good	80%	100%	100%	10,117
(U)Basement	1979	216	C 110	3,802	Good	80%	100%	100%	3,042
Deck	1979	162	C 110	1,604	Good	80%	100%	100%	1,283
Open Shed	1979	221	E 100	1,326	Fair	66%	100%	100%	875
Gar	1988	1056	E 100	19,705	Avg.	80%	100%	100%	15,764
Carport	1988	288	E 100	2,106	Avg.	80%	100%	100%	1,685
Shed	1994	192	E 100	1,440	Avg.	84%	100%	100%	1,210
Open Shed	1994	144	E 100	864	Avg.	84%	100%	100%	726
Open Shed	1994	128	E 100	768	Avg.	84%	100%	100%	645
1,248 SFLA		78.19 = $/SFLA (4)				Outbuilding Total			42,768

Accpt Land 40,000 **Accepted Bldg** 140,000 **Total** 180,000

Map/Lot: R 7 16- 5
Account: 280 Card: 1 of 1 Location: 989 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1970
Sale Price	8,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Baselot (Frct)	28,881.11	40,434	80%		32,347
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.40		37,390.71 Per Acre		Land Total		52,347

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 100	Base	98,569
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Standard	Standard	Average	Basic	102,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	67,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1967	896	C 100	22,292	Avg.	66%	100%	100%	14,713
Gar	1978	1120	C 100	27,866	Avg.	73%	100%	100%	20,342
(U)Basement	1978	1120	C 100	17,920	Avg.	73%	100%	100%	13,082
Deck	1989	96	C 100	864	Avg.	80%	100%	100%	691
Deck	1989	64	C 100	576	Avg.	80%	100%	100%	461
Sunspace	2000	192	C 100	10,224	Avg.	87%	100%	100%	8,895
1,120 SFLA		60.28 = $/SFLA (4)				Outbuilding Total			58,184

Accpt Land 52,000 **Accepted Bldg** 126,000 **Total** 178,000

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	08/25/2010
Sale Price	90,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	50%		75,000
530	$/LF -Water Frontage	150.00	79,500	50%		39,750
1.00	Acres-Water Acreage	.00		100%		0
Total Acres 3.00		38,250.00 Per Acre		Land Total		114,750

Accpt Land 115,000 **Accepted Bldg** 0 **Total** 115,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/17/2017
Sale Price	92,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	39,585.24	19,793	67%		13,261
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		66,522.00 Per Acre		Land Total		33,261

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	572 Sqft	Grade C 110	Base	92,170
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,387
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**
1900	2009	Standard	Standard	Average	Basic	90,783

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	100%	100%	68,087

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	45	C 110	1,173	Avg.	75%	100%	100%	880
Enclosed Fr Porch	1900	30	C 110	1,512	Avg.	75%	100%	100%	1,134
Shed	1900	128	E 100	960	Fair	54%	100%	100%	518
Shed	1900	60	E 100	450	Fair	54%	100%	100%	243
858 SFLA		79.36 = $/SFLA (4)				Outbuilding Total			2,775

Accpt Land	33,000	**Accepted Bldg**	71,000	**Total**	104,000

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		
	170		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	08/27/2010
Sale Price	67,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot (Frct)	47,879.24	32,558	70%		22,791
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.68		62,927.94 Per Acre		Land Total		42,791

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	860 Sqft	Grade C 100	Base	106,732
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Standard	Standard	Average	Basic	109,552

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	67,922

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1910	120	C 100	2,842	Avg.	62%	100%	100%	1,762
Bay Window	1910	18	C 100	2,304	Avg.	62%	100%	100%	1,428
1,290 SFLA		52.65 = $/SFLA (4)				Outbuilding Total			3,190

Accpt Land	43,000	**Accepted Bldg**	71,000	**Total**	114,000

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	01/11/2019
Sale Price	159,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.20	Acres-Back Land	500.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.20		13,468.75 Per Acre		Land Total		43,100

Dwelling Description / **Replacement Cost New**

Bi Level	One Story	1,092 Sqft	Grade C 110	Base	108,685
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-408
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
1980	0	Standard	Standard	Average	Basic	108,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	81,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1980	18	C 110	469	Avg.	75%	100%	100%	352
Deck	2004	224	C 110	2,218	Avg.	90%	100%	100%	1,996
1,092 SFLA		74.37 = $/SFLA (4)				Outbuilding Total			2,348

Accpt Land	43,000	**Accepted Bldg**	84,000	**Total**	127,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/2002
Sale Price	84,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Baselot (Frct)	30,418.88	39,545	50%		19,772
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.30		30,593.85 Per Acre		Land Total		39,772

Dwelling Description

Doublewide	One Story	1,056 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	80,296
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	None			Attic	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	Standard	Standard	Average	Basic	75,187

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	80%	100%	90%	54,135

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	160	C 100	1,440	Avg.	80%	100%	90%	1,037
Enclosed Fr Porch	1988	100	C 100	4,583	Avg.	80%	100%	90%	3,299
1.75 Gar	1988	528	C 100	18,913	Avg.	80%	100%	90%	13,617
Deck	1988	64	C 100	576	Avg.	80%	100%	90%	415
Open Shed	2003	176	C 100	1,408	Avg.	89%	100%	90%	1,128
1,056 SFLA		51.26 = $/SFLA (4)				Outbuilding Total			19,496

Accpt Land 40,000 **Accepted Bldg** 74,000 **Total** 114,000

Map/Lot: U10 3A
Account: 286 Card: 1 of 1 Location: 590 MAIN ST

Neighborhood 24 Exempt village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	02/01/1997
Sale Price	69,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
21.47	Acres-Back Land	500.00	10,735	100%		10,735
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
30.00	# -Lot Imp Rd/P Lot	10,000.00	300,000	100%		300,000
Total Acres 21.97		15,372.55 Per Acre		Land Total		337,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	2009	224	C 100	1,792	Avg.	93%	400%	100%	6,668
Fencing	2009	1517	C 100	21,693	Avg.	93%	100%	100%	20,174
2 Shed	2011	192	C 100	3,110	Avg.	94%	100%	100%	2,923
							Outbuilding Total		29,765

Accpt Land 338,000 **Accepted Bldg** 30,000 **Total** 368,000

Map/Lot: R15 80
Account: 287 Card: 1 of 1 Location: 1187 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/26/2012
Sale Price	37,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.80	Acres-Back Land	500.00	3,400	100%		3,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.80		4,931.82 Per Acre		Land Total		43,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	468 Sqft	Grade E 100	Base	64,110
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	355
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
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
1900	0	Standard	Standard	Fair	Basic	64,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	34,811

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1975	278	E 100	11,096	Fair	62%	100%	100%	6,880
Cover-It	2012	240	C 100	480	Avg.	95%	100%	100%	456
Entry	2017	25	E 100	656	Avg.	97%	100%	100%	636
Shed	2017	96	E 100	720	Avg.	97%	100%	100%	698
819 SFLA		42.50 = $/SFLA (4)				Outbuilding Total			8,670

Accpt Land 43,000 **Accepted Bldg** 43,000 **Total** 86,000

Map/Lot: R15 83
Account: 288 Card: 1 of 1 Location: 1209 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1971 AMERICAN 12 X 65
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.99	Acres-Baselot (Frct)	16,359.74	16,196	100%		16,196
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.99		36,561.62 Per Acre		Land Total		36,196

Dwelling Description **Replacement Cost New**

Ranch	One Story	594 Sqft	Grade SC100	Base	50,677
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,359
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-891
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Standard	Standard	Poor	Basic	46,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	46%	30%	100%	6,407

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
American	M/H	1971	12X61	C 100	33,672	Poor	30%	100%	100%	10,102
Deck		1971	72	C 100	648	Avg.	69%	100%	100%	447
1,326 SFLA			4.83 = $/SFLA (4)				Outbuilding Total			10,549

Accpt Land 36,000 **Accepted Bldg** 17,000 **Total** 53,000

Map/Lot: R15 80B
Account: 289 Card: 1 of 1 Location: 1189 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/25/2017
Sale Price	26,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.76	Acres-Baselot (Frct)	10,936.09	19,248	100%		19,248
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.76		20,027.27 Per Acre		Land Total		35,248

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	1999	14X66	D 100	31,614	Avg.	51%	100%	100%	16,123
Deck		1989	80	C 100	720	Avg.	80%	100%	100%	576
924 SFLA			24.38 = $/SFLA (4)				Outbuilding Total			16,699

Accpt Land 35,000 **Accepted Bldg** 17,000 **Total** 52,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1987
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1991 ASTRO 14 X 76		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 2.30		18,652.17 Per Acre		Land Total		42,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1991	14X72	C 100	43,128	Poor	30%	100%	100%	12,938
1.75 Gar	1996	768	E 100	20,632	Fair	80%	100%	100%	16,506
Deck	1999	144	E 100	972	Fair	83%	100%	100%	807
Shed	1999	320	E 100	2,400	Poor	78%	100%	100%	1,872
14Mobile Home	1978	14X54	C 100	32,346	Poor	30%	100%	100%	9,704
Deck	2011	144	E 100	972	Fair	93%	100%	100%	904
1,764 SFLA		25.61 = $/SFLA (4)				Outbuilding Total			42,731

Accpt Land 43,000 **Accepted Bldg** 43,000 **Total** 86,000

Map/Lot: R 2 46
Account: 291 Card: 1 of 1 Location: 412 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	05/07/2013
Sale Price	39,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
200	$/LF -Water Frontage	100.00	20,000	50%	Access	10,000
2.00	Acres-Water Acreage	.00		100%		0
2.40	Acres-Back Land	500.00	1,200	100%		1,200
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 10.40		3,278.85 Per Acre		Land Total		34,100

Accpt Land	34,000	**Accepted Bldg**	0	**Total**	34,000

Map/Lot: R13 57A
Account: 292 Card: 1 of 1 Location: 800 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
1.00	Acres-Back Land	500.00	500	100%		500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		13,583.33 Per Acre		Land Total		40,750

Dwelling Description

					Replacement Cost New
Doublewide	One Story	920 Sqft	Grade D 100	Base	73,203
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,827
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
2017	0	Standard	Standard	Average	Basic	67,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	65,355

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2017	576	D 100	12,038	Avg.	97%	100%	100%	11,677
920 SFLA		71.04 = $/SFLA (4)				Outbuilding Total			11,677

Accpt Land 41,000 **Accepted Bldg** 77,000 **Total** 118,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/2002
Sale Price	119,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	11,007.78	16,512	100%		16,512
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		24,341.33 Per Acre		Land Total		36,512

Dwelling Description

Cape Cod	One & 1/2 Story	1,040 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Shingle	Masonry Trim	None	Base	133,176
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	1,155
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,557
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	139,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	110,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	48	C 100	432	Avg.	79%	100%	100%	341
Deck	1987	85	C 100	765	Avg.	79%	100%	100%	604
Deck	1996	380	C 100	3,420	Avg.	85%	100%	100%	2,907
1,560 SFLA		70.89 = $/SFLA (4)				Outbuilding Total			3,852

Accpt Land	37,000	**Accepted Bldg**	114,000	**Total**	151,000

Map/Lot: U10 36B
Account: 294 Card: 1 of 1 Location: 704 MAIN ST

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	03/25/2016
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
3.28	Acres-Road Frontage	3,000.00	9,840	100%		9,840
Total Acres 3.78		8,423.28 Per Acre		Land Total		31,840

Accpt Land 32,000 **Accepted Bldg** 0 **Total** 32,000

Map/Lot: U10 36A- 3
Account: 295 Card: 1 of 1 Location: 226 KALERS CORNER ST #3

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/12/2004
Sale Price	81,500
Sale Type	Other
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
Total Acres 0.31		61,487.10 Per Acre			Land Total	19,061

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	740 Sqft	Grade C 100	Base	110,047
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	15	C 100	150	Avg.	79%	100%	100%	119
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
Gar	1986	225	C 100	5,598	Avg.	79%	100%	100%	4,422
1,295 SFLA		68.28 = $/SFLA (4)						Outbuilding Total	5,735

Accpt Land 19,000 **Accepted Bldg** 94,000 **Total** 113,000

Map/Lot: U10 36A- 6
Account: 296 Card: 1 of 1 Location: 226 KALERS CORNER ST #6

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	05/01/1999
Sale Price	66,900
Sale Type	Other
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
Total Acres 0.31		61,487.10 Per Acre			Land Total	19,061

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	740 Sqft	Grade C 100	Base	110,047
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	79%	100%	100%	88,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	15	C 100	150	Avg.	79%	100%	100%	119
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
Gar	1986	225	C 100	5,598	Avg.	79%	100%	100%	4,422
1,295 SFLA		68.28 = $/SFLA (4)					Outbuilding Total		5,735

Accpt Land 19,000 **Accepted Bldg** 94,000 **Total** 113,000

Map/Lot: U10 36A- 2
Account: 297 Card: 1 of 1 Location: 226 KALERS CORNER ST #2

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/05/2017
Sale Price	107,500
Sale Type	Other
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
Total Acres 0.31		61,487.10 Per Acre			Land Total	19,061

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	740 Sqft	Grade C 100	Base	110,047
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	15	C 100	150	Avg.	79%	100%	100%	119
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
Gar	1986	225	C 100	5,598	Avg.	79%	100%	100%	4,422
1,295 SFLA		68.28 = $/SFLA (4)						Outbuilding Total	5,735

Accpt Land 19,000 **Accepted Bldg** 94,000 **Total** 113,000

Map/Lot: U10 36A- 7
Account: 298 Card: 1 of 1 Location: 226 KALERS CORNER ST #7

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/28/2017
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
Total Acres 0.31		61,487.10 Per Acre			Land Total	19,061

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	740 Sqft	Grade C 100	Base	110,047
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	15	C 100	150	Avg.	79%	100%	100%	118
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
Gar	1986	225	C 100	5,598	Avg.	79%	100%	100%	4,422
1,295 SFLA		68.28 = $/SFLA (4)					Outbuilding Total		5,734

Accpt Land 19,000 **Accepted Bldg** 94,000 **Total** 113,000

Map/Lot: U10 36A- 1
Account: 299 Card: 1 of 1 Location: 226 KALERS CORNER ST #1

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/03/2017
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
Total Acres 0.31		61,487.10 Per Acre			Land Total	19,061

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	740 Sqft	Grade C 100	Base	110,047
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	15	C 100	150	Avg.	79%	100%	100%	119
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
Gar	1986	225	C 100	5,598	Avg.	79%	100%	100%	4,422
1,295 SFLA		68.28 = $/SFLA (4)						Outbuilding Total	5,735

Accpt Land 19,000 **Accepted Bldg** 94,000 **Total** 113,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/01/2002
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
Total Acres 0.31		61,487.10 Per Acre			Land Total	19,061

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	740 Sqft	Grade C 100	Base	110,047
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	15	C 100	150	Avg.	79%	100%	100%	119
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
Gar	1986	225	C 100	5,598	Avg.	79%	100%	100%	4,422
1,295 SFLA		68.28 = $/SFLA (4)					Outbuilding Total		5,735

Accpt Land	19,000	Accepted Bldg	94,000	Total	113,000

Map/Lot: R18 42
Account: 301 Card: 1 of 1 Location: 75 BALSAM DR

Neighborhood 3	Rural Dirt 2
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	11/01/1988
Sale Price	63,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
18.67	Acres-Back Land	500.00	9.335	100%		9.335
10.00	Acres-Under Water	.00		100%		0
Total Acres 28.67		325.60 Per Acre		Land Total		9,335

Accpt Land	9,000	**Accepted Bldg**	0	**Total**	9,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/30/2003
Sale Price	146,200
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.01		18,920.40 Per Acre		Land Total		38,030

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	1,029 Sqft	Grade C 110	Base	148,276
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,952
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	156,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	139,194

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	55	C 110	1,433	Avg.	89%	100%	100%	1,275
Entry	2003	25	C 110	962	Avg.	89%	100%	100%	856
Deck	2005	288	C 110	2,851	Avg.	91%	100%	100%	2,594
1,801 SFLA		77.29 = $/SFLA (4)				Outbuilding Total			4,725

Accpt Land 38,000 **Accepted Bldg** 144,000 **Total** 182,000

Map/Lot: R21 38
Account: 303 Card: 1 of 1 Location: 3045 WASHINGTON RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/26/2018
Sale Price	134,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	67%		20,100
1.35	Acres-Road Frontage	3,000.00	4,050	100%		4,050
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.35		13,179.10 Per Acre		Land Total		44,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	962 Sqft	Grade C 100	Base	113,718
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,150
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
1840	0	Standard	Standard	Average	Basic	115,868

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1840	459	C 100	24,428	Avg.	62%	100%	100%	15,145
(U)Basement	1840	459	C 100	7,344	Avg.	62%	100%	100%	4,553
(U)Attic	1840	459	C 100	4,131	Avg.	62%	100%	100%	2,561
Enclosed Fr Porch	1840	260	C 100	11,916	Avg.	62%	100%	100%	7,388
1,443 SFLA		49.78 = $/SFLA (4)				Outbuilding Total			29,647

Accpt Land 44,000 **Accepted Bldg** 101,000 **Total** 145,000

Map/Lot: U12 3
Account: 304 Card: 1 of 1 Location: 1201 ATLANTIC HWY

Neighborhood 7	Rt 1 Com B .5
Zoning/Use	ROUTE 1 COM B
Topography	Rolling
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	7

Sale Data

Sale Date	04/01/2002
Sale Price	65,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	60%		42,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
10.77	Acres-Back Land	500.00	5,385	100%		5,385
Total Acres 21.27		3,638.22 Per Acre			Land Total	77,385

Accpt Land	77,000	**Accepted Bldg**	0	**Total**	77,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2000
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.44	Acres-Back Land	500.00	220	100%		220
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.50	Acres-Under Water	.00		100%		0
Total Acres 2.94		18,782.31 Per Acre		Land Total		55,220

Dwelling Description **Replacement Cost New**

Ranch	One & 3/4 Story	768 Sqft	Grade C 100	Base	110,344
Exterior	Concrete Block	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	2012	Standard	Standard	Fair	Basic	110,344

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	64%	85%	100%	60,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1977	352	C 100	8,335	Fair	64%	85%	100%	4,534
Shed	1977	128	E 100	960	Fair	64%	100%	100%	614
1,344 SFLA		44.66 = $/SFLA (4)					Outbuilding Total		5,148

Accpt Land 55,000 **Accepted Bldg** 65,000 **Total** 120,000

Neighborhood	16 River Tidal 2
Tree Growth	2006
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1994
Sale Price	337,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2006		
Reference 2	TREE GROWTH 2006		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
16.15	Acres-Mixed Wood TG	408.00	6,589	100%		6,589
4.00	Acres-Hardwood TG	263.00	1,052	100%		1,052
2.00	# -Lot Imp Well/Sep	20,000.00	40,000	100%		40,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
2.00	Acres-Baselot (Frct)	75,000.00	150,000	30%		45,000
Total Acres 24.15		10,461.33 Per Acre			Land Total	252,641

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	780 Sqft	Grade C 100	Base	100,359
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,720
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Standard	Standard	Average	Basic	105,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	65,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1910	54	C 100	1,279	Avg.	62%	100%	100%	793
Enclosed Fr Porch	1910	133	C 100	6,095	Avg.	62%	100%	100%	3,779
Open Shed	1910	40	E 100	240	Poor	46%	100%	100%	110
1.5 Gar	2000	864	C 110	30,023	Avg.	87%	100%	100%	26,120
Shed	2000	80	E 100	600	Avg.	87%	100%	100%	522
1.5 Shed	1930	374	C 100	4,750	Avg.	62%	100%	100%	2,945
Enclosed Fr Porch	1930	176	C 100	8,066	Avg.	62%	100%	100%	5,001
1,170 SFLA		55.74 = $/SFLA (4)					Outbuilding Total		39,270

Accpt Land	253,000	**Accepted Bldg**	104,000	**Total**	357,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1994
Sale Price	337,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 99 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Dwelling Description

Cape Cod	One & 1/2 Story	671 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Wood Shingle	Masonry Trim	None	Base	121,013
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,979
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
2002	0	Standard	Standard	Average	Basic	122,992

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	109,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2002	66	B 100	784	Avg.	89%	100%	100%	698
1,006 SFLA		108.81 = $/SFLA (4)					Outbuilding Total		698

Accpt Land	0	**Accepted Bldg**	110,000	**Total**	110,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	253,000	104,000	357,000	253,000	104,000	357,000
2	0	110,000	110,000	0	110,000	110,000
TOTAL	253,000	214,000	467,000	253,000	214,000	467,000

Map/Lot: R 8 16B
Account: 307 Card: 1 of 5 Location: BROOKSIDE PARK

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 04/02/2008
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 6 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
18.00	# -Per Unit	12,000.00	216,000	100%		216,000
8.00	# -Per Unit	12,000.00	96,000	50%		48,000
3.50	Acres-Land Acreage	.00		100%		0
18.50	Acres-Back Land	500.00	9,250	100%		9,250
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 22.00		12,647.73 Per Acre		Land Total		278,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1992	14X66	C 100	39,534	Poor	30%	70%	100%	8,302
Shed	1988	132	E 100	990	Poor	66%	100%	100%	653
Derose M/H	1988	14X56	C 100	33,544	Poor	30%	100%	100%	10,063
Hauser M/H	1986	14X66	B 100	45,408	Poor	30%	100%	100%	13,622
2,632 SFLA		53.74 = $/SFLA (4)				Outbuilding Total			32,640

Accpt Land 278,000 **Accepted Bldg** 33,000 **Total** 311,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/02/2008
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	1974 MONARCH 12 X 64 STORAGE		
Tran/Land/Bldg	6 5 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Tower M/H	1989	14X68	C 100	40,732	Poor	30%	100%	100%	12,220
3,584 SFLA		42.88 = $/SFLA (4)				Outbuilding Total			12,220

Accpt Land	0	**Accepted Bldg**	12,000	**Total**	12,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/02/2008
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	1974 MONARCH 12 X 64 STORAGE		
Tran/Land/Bldg	6 5 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford Economy	1979	14X66	B 100	45,408	Poor	30%	70%	100%	9,536
Oxford Economy	1983	14X66	B 100	45,408	Poor	30%	100%	100%	13,622
Beaumont Pres.	1976	14X56	B 100	38,528	Poor	30%	70%	100%	8,091
Burlington M/H	1976	14X66	A 100	49,368	Poor	30%	70%	100%	10,367
Deck	2005	60	C 100	540	Poor	84%	100%	100%	454
7,140 SFLA		27.35 = $/SFLA (4)					Outbuilding Total		42,070

Accpt Land	0	**Accepted Bldg**	42,000	**Total**	42,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/02/2008
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	1974 MONARCH 12 X 64 STORAGE
Tran/Land/Bldg	6 5 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Liberty M/H	1985	14X46	B 100	31,648	Poor	30%	100%	100%	9,494
Liberty M/H	1974	12X61	B 100	38,674	Poor	30%	20%	100%	2,320
Deck	2005	40	C 100	360	Poor	84%	20%	100%	60
Redman M/H	1983	14X66	B 100	45,408	Poor	30%	100%	100%	13,622
Burlington M/H	1984	14X56	A 100	41,888	Poor	30%	100%	100%	12,566
10,224 SFLA		22.82 = $/SFLA (4)					Outbuilding Total		38,062

Accpt Land 0 **Accepted Bldg** 38,000 **Total** 38,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/02/2008
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	1974 MONARCH 12 X 64 STORAGE		
Tran/Land/Bldg	6 5 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Monarch M/H	1974	12X60	C 100	33,120	Poor	30%	20%	100%	1,987
MH Tipout	1974	30	C 100	814	Poor	50%	20%	100%	81
Astro M/H	2001	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Homette M/H	1976	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Deck	1976	96	E 100	648	Poor	53%	100%	100%	343
Oxford Economy	1980	14X66	B 100	45,408	Poor	30%	100%	100%	13,622
Shed	1980	100	E 100	750	Poor	57%	100%	100%	427
13,716 SFLA		19.88 = $/SFLA (4)					Outbuilding Total		40,180

Accpt Land	0	**Accepted Bldg**	40,000	**Total**	40,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	278,000	33,000	311,000	278,000	33,000	311,000
2	0	12,000	12,000	0	12,000	12,000
3	0	42,000	42,000	0	42,000	42,000
4	0	38,000	38,000	0	38,000	38,000
5	0	40,000	40,000	0	40,000	40,000
TOTAL	278,000	165,000	443,000	278,000	165,000	443,000

Map/Lot: R18 37
Account: 308 Card: 1 of 1 Location: 1850 WASHINGTON RD

Neighborhood	3 Rural Dirt 2
Tree Growth	1991
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/01/2002
Sale Price	27,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1991		
Reference 2	TREE GROWTH 1991		
Tran/Land/Bldg	2 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.71	Acres-Back Land	500.00	355	100%		355
1.00	Acres-Mixed Wood TG	408.00	408	100%		408
14.00	Acres-Hardwood TG	263.00	3,682	100%		3,682
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.71		2,396.67 Per Acre			Land Total	42,445

Accpt Land 42,000 **Accepted Bldg** 0 **Total** 42,000

Map/Lot: U13 13
Account: 309 Card: 1 of 1 Location: 755 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities None
Street Paved

Sale Data

Sale Date	03/08/2004
Sale Price	29,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.67	Acres-Back Land	500.00	335	100%		335
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 2.67		16,979.40 Per Acre		Land Total		45,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2013	280	C 100	10,556	Avg.	96%	70%	100%	7,094
Deck	1980	50	E 100	338	Poor	57%	100%	100%	193
						Outbuilding Total			7,287

Accpt Land 45,000 **Accepted Bldg** 7,000 **Total** 52,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/16/2005
Sale Price	80,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.86	Acres-Road Frontage	3,000.00	5,580	100%		5,580
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 3.86		13,621.76 Per Acre		Land Total		52,580

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	990 Sqft	Grade D 100	Base	97,378
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,270
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	2009	Standard	Standard	Average	Basic	93,477

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	78,521

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1982	1320	D 100	23,263	Avg.	76%	100%	100%	17,680
Shed	1996	440	D 100	3,696	Avg.	85%	100%	100%	3,142
Deck	2006	48	D 100	363	Avg.	91%	100%	100%	330
1,485 SFLA		52.88 = $/SFLA (4)				Outbuilding Total			21,152

Accpt Land 53,000 **Accepted Bldg** 100,000 **Total** 153,000

Neighborhood 2	Rural Paved 2
Tree Growth	2008
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 2008
Reference 2	FARMLAND 2008
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Crop/Blueberry F&O	450.00	4,500	100%		4,500
20.00	Acres-Pasture F&O	350.00	7,000	100%		7,000
19.00	Acres-Mixed Wood F&O	408.00	7,752	100%		7,752
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 51.00		1,161.80 Per Acre			Land Total	59,252

Dwelling Description — Replacement Cost New

Cape Cod	One & 3/4 Story	976 Sqft	Grade C 110	Base	144,497
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,799
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	1997	Standard	Standard	Average	Basic	149,364

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	100%	100%	141,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1840	1	C 110	2,200	Avg.	95%	100%	100%	2,090
1.5 Barn	1840	1008	E 100	18,046	Fair	54%	100%	100%	9,745
Open Fr Porch	1997	80	C 110	2,084	Avg.	86%	100%	100%	1,792
1 Fr	1997	466	C 110	27,281	Avg.	86%	100%	100%	23,462
(U)Basement	1997	466	C 110	8,202	Avg.	86%	100%	100%	7,054
1,708 SFLA		83.08 = $/SFLA (4)					Outbuilding Total		44,143

Accpt Land	59,000	Accepted Bldg	186,000	Total	245,000

Neighborhood 3	Rural Dirt 2
Tree Growth	2008
Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	None

Reference 1	FARMLAND 2008		
Reference 2	FARMLAND 2008		
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
36.55	Acres-Mixed Wood F&O	408.00	14,912	100%		14,912
Total Acres 36.55		407.99 Per Acre			Land Total	14,912

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.23	Acres-Road Frontage	3,000.00	6,690	100%		6,690
28.81	Acres-Back Land	500.00	14,405	100%		14,405
11.00	Acres-Under Water	.00		100%		0
0.73	Acres-Land Acreage	.00		100%		0
1.26	Acres-Land Acreage	.00		100%		0
Total Acres 46.03		849.34 Per Acre			Land Total	39,095

Accpt Land 39,000 **Accepted Bldg** 0 **Total** 39,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
40.00	Acres-Back Land	500.00	20,000	100%		20,000
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
Total Acres 50.00		420.00 Per Acre		Land Total		21,000

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Neighborhood 9	Residential Stream 2
Tree Growth	1995
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	None
Street	Paved

Reference 1	FARMLAND 1995		
Reference 2	FARMLAND 1995		
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.57	Acres-Crop/Blueberry F&O	450.00	2,507	100%		2,507
Total Acres 5.57		450.09 Per Acre			Land Total	2,507

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Map/Lot: R21 12B
Account: 316 Card: 1 of 1 Location: 1140 OLD AUGUSTA RD

Neighborhood	3	Rural Dirt	2
Zoning/Use	RURAL		
Topography	Rolling		
Utilities	None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land	4,000	**Bldg Override**	0	**Total**	4,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
2.60	Acres-Back Land	500.00	1,300	100%		1,300
Total Acres 4.10		1,414.63 Per Acre			Land Total	5,800

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/11/2018
Sale Price	268,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	26 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
1.22	Acres-Road Frontage	3,000.00	3,660	100%		3,660
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.22		18,527.95 Per Acre			Land Total	59,660

Dwelling Description / **Replacement Cost New**

Cape Cod	Two Story	832 Sqft	Grade C 100	Base	131,705
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	840
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,479
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	7,520
Attic	Floor & Stairs			Attic	4,160
FirePlaces	3			Fireplace	5,175
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Fair	Basic	151,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	82,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	1744	C 100	92,816	Fair	54%	100%	100%	50,121
(F)Attic	1830	872	C 100	21,800	Fair	54%	100%	100%	11,772
Att Gar	1830	576	C 100	12,084	Fair	54%	100%	100%	6,525
Shed	1830	240	C 100	2,400	Fair	54%	100%	100%	1,296
Open Shed	2003	360	C 100	2,880	Avg.	89%	100%	100%	2,563
2 Barn	2005	1728	C 100	52,618	Avg.	91%	100%	100%	47,882
Canopy	2005	360	C 100	3,168	Avg.	91%	100%	100%	2,883
Enclosed Fr Porch	2006	572	C 100	26,215	Avg.	91%	100%	100%	23,856
Patio	2006	1507	C 100	7,294	Avg.	91%	100%	100%	6,638
Shed	2006	120	C 100	1,200	Avg.	91%	100%	100%	1,092
1,664 SFLA		49.29 = $/SFLA (4)					Outbuilding Total		154,628

Accpt Land	60,000	**Accepted Bldg**	237,000	**Total**	297,000

Map/Lot: R10 38
Account: 319 Card: 1 of 2 Location: 3339 FRIENDSHIP RD

Neighborhood 16	River Tidal 2
Tree Growth	1993
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	OPEN SPACE 1993
Reference 2	OPEN SPACE 1993
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
655	$/LF -Water Frontage	150.00	98,250	55%	Restrictio	54,038
6.55	Acres-Water Acreage	.00		100%		0
4.00	Acres-Back Land	500.00	2,000	100%		2,000
5.74	Acres-Road Frontage	3,000.00	17,220	55%	Restrictio	9,471
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.50	# -Lot Imp Rd/P Lot	10,000.00	15,000	100%		15,000
Total Acres 18.29		12,876.38 Per Acre		Land Total		235,509

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,036 Sqft	Grade C 110	Base	104,821
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,296
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Not Heated	Cooling	0% None	Heat	-2,279
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,698
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	Standard	Standard	Good	Basic	105,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	71,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	308	C 110	18,031	Good	68%	100%	100%	12,261
(U)Basement	1900	308	C 110	5,421	Good	68%	100%	100%	3,686
Deck	2006	36	C 110	356	Good	94%	100%	100%	335
Open Fr Porch	2006	120	C 110	3,126	Good	94%	100%	100%	2,938
Deck	2006	120	C 110	1,188	Good	94%	100%	100%	1,117
1,036 SFLA		69.25 = $/SFLA (4)				Outbuilding Total			20,337

Accpt Land	236,000	Accepted Bldg	92,000	Total	328,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1			
Reference 2	OPEN SPACE		
Tran/Land/Bldg	4 3 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2,740	$/LF -Water Frontage	150.00	411,000	5%	Restrictio	20,550
27.40	Acres-Water Acreage	.00		100%		0
14.60	Acres-Back Land	500.00	7,300	5%	Restrictio	365
25.61	Acres-Back Land	500.00	12,805	55%	Restrictio	7,043
Total Acres 67.61		413.52 Per Acre		Land Total		27,958

Accpt Land	28,000	**Accepted Bldg**	0	**Total**	28,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	236,000	92,000	328,000	236,000	92,000	328,000
2	28,000	0	28,000	28,000	0	28,000
TOTAL	264,000	92,000	356,000	264,000	92,000	356,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	02/13/1987
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.96	Acres-Road Frontage	3,000.00	14,880	100%		14,880
3.04	Acres-Back Land	500.00	1,520	100%		1,520
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.00		5,640.00 Per Acre			Land Total	56,400

Dwelling Description

					Replacement Cost New
Modular Home	One Story	1,620 Sqft	Grade B 100	Base	172,407
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,607
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,186
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
2016	0	Standard	Standard	Average	Basic	181,922

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	97%	100%	100%	176,464

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2016	144	B 100	4,501	Avg.	97%	100%	100%	4,366
1,620 SFLA		108.93 = $/SFLA (4)					Outbuilding Total		4,366

Accpt Land	56,000	**Accepted Bldg**	181,000	**Total**	237,000

Map/Lot: R23 37B
Account: 321 Card: 1 of 1 Location: 100 ROCKY RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/22/2018
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.10	Acres-Back Land	500.00	550	100%		550
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.10		12,435.48 Per Acre		Land Total		38,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	576 Sqft	Grade C 100	Base	83,279
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,728
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	84,371

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	75,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1979	96	E 100	720	Fair	66%	100%	100%	475
Entry	2003	30	C 100	1,050	Avg.	89%	100%	100%	934
Entry	2006	84	C 100	2,940	Avg.	91%	100%	100%	2,675
1.75 Shed	2009	240	E 100	2,592	Avg.	93%	80%	100%	1,929
Shed	2015	144	E 100	1,080	Avg.	97%	80%	100%	838
864 SFLA		86.91 = $/SFLA (4)				Outbuilding Total			6,851

Accpt Land 39,000 **Accepted Bldg** 82,000 **Total** 121,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/1995
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.39	Acres-Road Frontage	3,000.00	1,170	100%		1,170
Total Acres 0.64		59,640.63 Per Acre			Land Total	38,170

Dwelling Description **Replacement Cost New**

Colonial	Two Story	690 Sqft	Grade C 100	Base	118,597
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	697
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,450
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	Standard	Standard	Fair	Basic	122,744

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	66,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1780	350	C 100	18,627	Fair	54%	100%	100%	10,059
(U)Basement	1780	350	C 100	5,600	Fair	54%	100%	100%	3,024
(U)Attic	1780	350	C 100	3,150	Fair	54%	100%	100%	1,701
1,380 SFLA		48.03 = $/SFLA (4)					Outbuilding Total		14,784

Accpt Land	38,000	Accepted Bldg	81,000	Total	119,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/06/2012
Sale Price	380,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
10	$/LF -Water Frontage	150.00	1,500	100%		1,500
0.10	Acres-Water Acreage	.00		100%		0
0.06	Acres-Road Frontage	3,000.00	180	100%		180
5.52	Acres-Back Land	500.00	2,760	100%		2,760
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.68		22,713.54 Per Acre		Land Total		174,440

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,178 Sqft	Grade B 100	Base	197,479
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2013	Standard	Standard	Good	Basic	207,075

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	140,811

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	576	B 100	40,465	Good	68%	100%	100%	27,516
Shed	1850	144	E 100	1,080	Poor	46%	100%	100%	497
(U)Basement	1998	288	B 100	6,083	Good	90%	100%	100%	5,475
1.5 Gar	2004	624	B 100	26,020	Good	93%	100%	100%	24,199
2,062 SFLA		68.29 = $/SFLA (4)				Outbuilding Total			57,687

Accpt Land 174,000 **Accepted Bldg** 198,000 **Total** 372,000

Map/Lot: R10 36
Account: 324 Card: 1 of 1 Location: 3271 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	03/01/1997
Sale Price	80,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
170	$/LF -Water Frontage	150.00	25,500	100%		25,500
1.70	Acres-Water Acreage	.00		100%		0
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
17.80	Acres-Back Land	500.00	8,900	100%		8,900
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.50	# -Lot Imp Rd/P Lot	10,000.00	15,000	100%		15,000
Total Acres 25.00		8,164.00 Per Acre		Land Total		204,100

Accpt Land	204,000	**Accepted Bldg**	0	**Total**	204,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/15/2015
Sale Price	142,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Baselot (Frct)	35,802.84	36,877	45%		16,595
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.03		35,529.13 Per Acre		Land Total		36,595

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,096 Sqft	Grade C 110	Base	107,882
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	150 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,300
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,796
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
2015	0	Standard	Standard	Average	Basic	112,978

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	109,589

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2015	42	C 110	416	Avg.	97%	100%	100%	404
Deck	2015	48	C 110	475	Avg.	97%	100%	100%	461
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
Shed	2016	192	C 100	1,920	Avg.	97%	100%	100%	1,862
1,096 SFLA		99.99 = $/SFLA (4)				Outbuilding Total			3,193

Accpt Land	37,000	**Accepted Bldg**	113,000	**Total**	150,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Windsor	M/H	1978	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
Cover-It		2015	240	C 100	480	Avg.	97%	200%	100%	932
924 SFLA			135.72 = $/SFLA (4)				Outbuilding Total			16,746

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Map/Lot: U 4 2
Account: 327 Card: 1 of 1 Location: 67 FRIENDSHIP RD

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/2000
Sale Price	81,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.26	Acres-Back Land	500.00	130	100%		130
Total Acres 0.51		147,313.73 Per Acre		Land Total		75,130

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	800 Sqft	Grade C 110	Base	112,148
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,967
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
1860	0	Standard	Standard	Good	Basic	114,115

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	77,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1984	384	C 110	10,509	Avg.	77%	100%	100%	8,092
Deck	2006	152	C 110	1,505	Avg.	91%	100%	100%	1,370
Deck	2016	144	C 110	1,426	Avg.	97%	100%	100%	1,383
1,200 SFLA		64.67 = $/SFLA (4)				Outbuilding Total			10,845

Accpt Land 75,000 **Accepted Bldg** 88,000 **Total** 163,000

Map/Lot: R13 40C
Account: 328 Card: 1 of 1 Location: 448 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1983 OXFORD 14 X 56
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford	M/H	1983	14X52	A 100	38,896	Avg.	51%	100%	100%	19,837
Deck		1987	96	C 100	864	Avg.	79%	100%	100%	683
728 SFLA			133.84 = $/SFLA (4)					Outbuilding Total		20,520

Accpt Land 0 **Accepted Bldg** 21,000 **Total** 21,000

Name: CURTIS, JOHN E
CURTIS, MILDRED A
Map/Lot: R 9 80
Account: 329 Card: 1 of 1 Location: 177 DEAVER RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/2004
Sale Price	425,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%	Access	125,000
149	$/LF -Water Frontage	150.00	22,350	100%		22,350
0.68	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.18		141,822.03 Per Acre		Land Total		167,350

Dwelling Description **Replacement Cost New**

Contemporary	One with Cath	864 Sqft	Grade B 100	Base	119,261
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	Standard	Standard	Good	Basic	126,706

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	117,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	2005	220	B 100	13,310	Good	93%	100%	100%	12,378
1.75 Fr	2005	672	B 100	67,973	Good	93%	100%	100%	63,215
(U)Basement	2005	672	B 100	14,193	Good	93%	100%	100%	13,199
1 Fr	2005	156	B 100	10,959	Good	93%	100%	100%	10,192
(U)Basement	2005	156	B 100	3,295	Good	93%	100%	100%	3,064
Ramp	1979	93	C 100	2,092	Avg.	74%	100%	100%	1,548
Float	1979	252	C 100	9,261	Avg.	74%	100%	100%	6,853
Deck	2005	170	B 100	2,020	Good	93%	100%	100%	1,879
Deck	2005	56	B 100	665	Good	93%	100%	100%	618
Deck	2005	356	B 100	4,229	Good	93%	100%	100%	3,933
1,296 SFLA		90.92 = $/SFLA (4)				Outbuilding Total			116,879

Accpt Land 167,000 **Accepted Bldg** 235,000 **Total** 402,000

Map/Lot: R24 48A-2
Account: 330 Card: 1 of 1 Location: 260 ROBINSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	05/04/2013
Sale Price	59,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.69	Acres-Road Frontage	3,000.00	8,070	100%		8,070
5.54	Acres-Back Land	500.00	2,770	100%		2,770
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.23		4,774.19 Per Acre			Land Total	48,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2016	128	E 100	3,620	Avg.	97%	100%	100%	3,511
Open Fr Porch	2016	64	E 100	1,137	Avg.	97%	100%	100%	1,103
Shed	2016	20	E 100	150	Avg.	97%	100%	100%	146
							Outbuilding Total		4,760

Accpt Land 49,000 **Accepted Bldg** 5,000 **Total** 54,000

Map/Lot: R15 52C
Account: 331 Card: 1 of 1 Location: 507 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/20/2014
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	28,410.07	12,785	100%		12,785
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.45		72,855.56 Per Acre		Land Total		32,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1995	396	E 100	7,389	Fair	79%	100%	100%	5,837
						Outbuilding Total			5,837

Accpt Land	33,000	**Accepted Bldg**	6,000	**Total**	39,000

Map/Lot: R 8 32
Account: 332 Card: 1 of 1 Location: 2330 FRIENDSHIP RD

Neighborhood 25 Exempt Residential 2

Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	07/01/1987
Sale Price	39,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.65	Acres-Road Frontage	3,000.00	7,950	100%		7,950
61.35	Acres-Landlocked/Rear	200.00	12,270	100%		12,270
16.00	Acres-Wasteland/Bog	100.00	1,600	100%		1,600
Total Acres 82.00		540.49 Per Acre			Land Total	44,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1990	240	C 100	9,048	Avg.	81%	100%	100%	7,329
(U)Attic	1990	240	C 100	2,160	Avg.	81%	100%	100%	1,750
								Outbuilding Total	9,079

Accpt Land 44,000 **Accepted Bldg** 9,000 **Total** 53,000

Map/Lot: R18 16A
Account: 333 Card: 1 of 1 Location: 1588 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1984
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
35.50	Acres-Back Land	500.00	17,750	100%		17,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 37.50		1,540.00 Per Acre		Land Total		57,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,196 Sqft	Grade C 100	Base	105,327
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,207

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	84,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1986	36	C 100	1,245	Avg.	79%	100%	100%	984
Deck	1986	311	C 100	2,799	Avg.	79%	100%	100%	2,211
Deck	1986	40	C 100	360	Avg.	79%	100%	100%	284
Barn	1984	600	E 100	8,460	Fair	70%	100%	100%	5,922
Shed	1985	288	E 100	2,160	Fair	71%	80%	100%	1,227
Gar	1993	896	E 100	16,719	Avg.	83%	100%	100%	13,877
Enclosed Fr Porch	2006	160	C 100	7,333	Avg.	91%	100%	100%	6,673
Quonset Metal	2011	1050	C 100	16,118	Avg.	94%	90%	100%	13,636
1,196 SFLA		70.81 = $/SFLA (4)					Outbuilding Total		44,814

Accpt Land 58,000 **Accepted Bldg** 130,000 **Total** 188,000

Map/Lot: R15 56
Account: 334 Card: 1 of 1 Location: 135 HEYER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
34.00	Acres-Back Land	500.00	17,000	100%		17,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
2.00	Acres-Under Water	.00		100%		0
Total Acres 48.00		2,062.50 Per Acre		Land Total		99,000

Dwelling Description — Replacement Cost New

Ranch	One Story	1,500 Sqft	Grade E 100	Base	92,370
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,676
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
1984	1995	Standard	Standard	Average	Basic	94,046

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	72,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1984	496	C 100	4,464	Avg.	77%	100%	100%	3,437
Gar	1900	960	E 100	17,914	Poor	46%	100%	100%	8,240
Open Shed	1978	450	E 100	2,700	Poor	55%	100%	100%	1,485
Gar	1960	672	E 100	12,539	Poor	46%	100%	100%	5,768
Swimming Pool	1992	544	C 100	18,735	Avg.	82%	60%	100%	9,218
Patio	1992	336	C 100	1,626	Avg.	82%	60%	100%	800
Shed	1995	144	E 100	1,080	Avg.	84%	100%	100%	907
Green House Hoop	1998	1440	E 75	2,965	Avg.	86%	100%	100%	2,550
Green House Hoop	2007	1440	E 75	2,965	Avg.	92%	100%	100%	2,728
1,500 SFLA		48.28 = $/SFLA (4)					Outbuilding Total		35,133

Accpt Land 99,000 **Accepted Bldg** 108,000 **Total** 207,000

Map/Lot: R15 25
Account: 335 Card: 1 of 1 Location: 85 BURNHAM RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/08/2010
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.00		7,857.14 Per Acre		Land Total		55,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	782 Sqft	Grade C 110	Base	123,983
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,242
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	2008	Standard	Standard	Average	Basic	129,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	116,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1850	468	C 110	34,790	Avg.	90%	100%	100%	31,311
(U)Basement	2008	468	C 110	8,237	Avg.	93%	100%	100%	7,660
Open Fr Porch	2008	160	C 110	4,168	Avg.	93%	100%	100%	3,876
Shed	1850	720	E 100	5,400	Poor	46%	50%	100%	1,242
Open Shed	1850	448	E 100	2,688	Poor	46%	50%	100%	618
Deck	2010	72	C 110	713	Avg.	94%	100%	100%	670
Deck	2011	264	C 110	2,614	Avg.	94%	100%	100%	2,457
1,368 SFLA		85.08 = $/SFLA (4)				Outbuilding Total			47,834

Accpt Land 55,000 **Accepted Bldg** 164,000 **Total** 219,000

Map/Lot: R24 48A-3
Account: 336 Card: 1 of 1 Location: 326 ROBINSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities NoneNone
Street Gravel

Sale Data

Sale Date	11/12/2014
Sale Price	36,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.92	Acres-Road Frontage	3,000.00	11,760	100%		11,760
2.13	Acres-Back Land	500.00	1,065	100%		1,065
Total Acres 8.05		3,829.19 Per Acre		Land Total		30,825

Accpt Land 31,000 **Accepted Bldg** 0 **Total** 31,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	None
Street	Gravel

Sale Data

Sale Date	03/29/2013
Sale Price	150,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
509	$/LF -Water Frontage	100.00	50,900	100%		50,900
4.70	Acres-Water Acreage	.00		100%		0
Total Acres 6.70		16,552.24 Per Acre		Land Total		110,900

Accpt Land	111,000	**Accepted Bldg**	0	**Total**	111,000

Map/Lot: R15 57
Account: 338 Card: 1 of 1 Location: 351 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/08/2014
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.08	Acres-Road Frontage	3,000.00	240	100%		240
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.08		20,307.69 Per Acre			Land Total	42,240

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 100	Base	91,757
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1986	Standard	Standard	Average	Basic	93,637

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	82,401

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	450	C 100	23,949	Avg.	88%	100%	100%	21,075
(U)Attic	1880	450	C 100	4,050	Avg.	88%	100%	100%	3,564
Open Fr Porch	1880	49	C 100	1,160	Avg.	88%	100%	100%	1,021
Gar	1986	728	C 100	18,113	Avg.	79%	100%	100%	14,309
(F) Gar	1986	728	C 100	36,400	Avg.	79%	100%	100%	28,756
Deck	1986	80	C 100	720	Avg.	79%	100%	100%	569
Open Fr Porch	1986	48	C 100	1,137	Avg.	79%	100%	100%	898
Shed	1986	120	C 100	1,200	Avg.	79%	100%	100%	948
Shed	1880	192	E 100	1,440	Fair	54%	100%	100%	778
1 Fr	2000	144	C 100	7,664	Avg.	87%	100%	100%	6,668
1,008 SFLA		81.75 = $/SFLA (4)				Outbuilding Total			78,586

Accpt Land 42,000 **Accepted Bldg** 161,000 **Total** 203,000

Map/Lot: U11 40
Account: 339 Card: 1 of 1 Location: 777 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 0 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 7 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2012	320	C 100	3,200	Avg.	95%	100%	100%	3,040
Canopy	2012	48	C 100	422	Avg.	95%	100%	100%	401
							Outbuilding Total		3,441

Accpt Land 0 **Accepted Bldg** 3,000 **Total** 3,000

Map/Lot: U 2 9A
Account: 340 Card: 1 of 1 Location: 288 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2000
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Baselot (Frct)	179,916	16,192	100%		16,192
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.09		346,577.78 Per Acre		Land Total		31,192

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	384 Sqft	Grade E 100	Base	51,612
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-864
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-705
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
2010	0	Economy	Economy	Average	Open	50,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	47,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2010	20	E 100	798	Avg.	94%	100%	100%	750
1 Fr	2010	28	E 100	1,118	Avg.	94%	100%	100%	1,051
Deck	2010	96	E 100	648	Avg.	94%	100%	100%	609
Solar Panel	2010	2	C 100	400	Avg.	94%	100%	100%	376
576 SFLA		81.67 = $/SFLA (4)				Outbuilding Total			2,786

Accpt Land 31,000 **Accepted Bldg** 50,000 **Total** 81,000

Map/Lot: R 3 30
Account: 342 Card: 1 of 1 Location: 373 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1986
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
12.60	Acres-Back Land	500.00	6,300	100%		6,300
31.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 45.60		1,015.35 Per Acre		Land Total		46,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	609 Sqft	Grade C 100	Base	85,024
Exterior	Concrete Block	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1860	0	Standard	Standard	Average	Basic	85,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	62%	75%	100%	39,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	48	C 100	2,200	Avg.	62%	100%	100%	1,364
Shed	1860	132	E 100	990	Fair	54%	100%	100%	535
Cabin	2004	400	E 100	11,310	Avg.	90%	100%	100%	10,179
(U)Attic	2004	400	E 100	2,700	Avg.	90%	100%	100%	2,430
Deck	2004	200	E 100	1,350	Avg.	90%	100%	100%	1,215
Deck	2004	280	E 100	1,890	Avg.	90%	100%	100%	1,701
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
Deck	2010	240	E 100	1,620	Avg.	94%	100%	100%	1,523
914 SFLA		43.26 = $/SFLA (4)				Outbuilding Total			19,623

Accpt Land 46,000 **Accepted Bldg** 59,000 **Total** 105,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1973
Sale Price	1,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	30%		37,500
96	$/LF -Water Frontage	150.00	14,400	30%		4,320
0.30	Acres-Water Acreage	.00		100%		0
Total Acres 0.80		52,275.00 Per Acre		Land Total		41,820

Accpt Land	42,000	**Accepted Bldg**	0	**Total**	42,000

Map/Lot: R19 14
Account: 344 Card: 1 of 1 Location: 2059 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/03/2004
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.12	Acres-Wasteland/Bog	100.00	12	100%		12
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.12		18,873.58 Per Acre		Land Total		40,012

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,250 Sqft	Grade D 100	Base	89,510
Exterior	Tempered Hardboard	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	-3,958
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	1976	Standard	Standard	Average	Basic	85,552

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	53,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1978	35	E 100	262	Fair	65%	100%	100%	170
Shed	2005	144	E 100	1,080	Avg.	91%	100%	100%	983
1,250 SFLA		42.43 = $/SFLA (4)				Outbuilding Total			1,153

Accpt Land 40,000 **Accepted Bldg** 54,000 **Total** 94,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1979
Sale Price	10,300
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.16	Acres-Road Frontage	3,000.00	3,480	100%		3,480
1.83	Acres-Back Land	500.00	915	100%		915
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.99		8,896.79 Per Acre			Land Total	44,395

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	122,981
Exterior	Wood 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	-4,011
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-543
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	121,247

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	95,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1986	2	C 100	4,000	Avg.	79%	100%	100%	3,160
1 Fr	1986	320	C 100	17,030	Avg.	79%	100%	100%	13,454
(U)Basement	1986	320	C 100	5,120	Avg.	79%	100%	100%	4,045
Deck	1997	556	C 100	5,004	Avg.	86%	100%	100%	4,303
1,596 SFLA		60.02 = $/SFLA (4)					Outbuilding Total		24,962

Accpt Land 44,000 **Accepted Bldg** 121,000 **Total** 165,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/27/2011
Sale Price	89,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Baselot (Frct)	24,704.55	43,233	50%		21,616
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.75		23,780.57 Per Acre		Land Total		41,616

Dwelling Description

					Replacement Cost New
Modular Home	One Story	1,040 Sqft	Grade C 110	Base	104,057
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,705
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	Standard	Standard	Average	Basic	105,762

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	92%	100%	100%	97,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2007	120	C 110	1,188	Avg.	92%	100%	100%	1,093
1,040 SFLA		93.56 = $/SFLA (4)					Outbuilding Total		1,093

Accpt Land	42,000	**Accepted Bldg**	98,000	**Total**	140,000

Map/Lot: R 4 32- 6
Account: 347 Card: 1 of 1 Location: 170 KALERS POND RD

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	193 SPLIT ROCK RD WALPOLE ME 04574
Reference 2	
Tran/Land/Bldg	3 4 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	79,170.48	39,585	80%		31,668
Total Acres 0.50		63,336.00 Per Acre			Land Total	31,668

Accpt Land	32,000	**Accepted Bldg**	0	**Total**	32,000

Map/Lot: U 3 15
Account: 348 Card: 1 of 1 Location: 111 FRIENDSHIP RD

Neighborhood 13 River Inlet .25

Sale Data

Sale Date	03/01/1994
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
98	$/LF -Water Frontage	150.00	14,700	100%		14,700
0.96	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.21		74,132.23 Per Acre		Land Total		89,700

Dwelling Description **Replacement Cost New**

Colonial	Two & 1/2 Story	1,008 Sqft	Grade B 100	Base	237,125
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,956
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	2006	Standard	Standard	Average	Basic	245,803

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	152,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	336	B 100	23,604	Avg.	62%	100%	100%	14,634
Att Gar	1860	276	B 100	7,643	Avg.	62%	100%	100%	4,739
Shed	2006	96	E 100	720	Avg.	91%	100%	100%	655
Patio	2007	256	B 100	1,635	Avg.	92%	100%	100%	1,504
Deck	2007	386	B 100	4,586	Avg.	92%	100%	100%	4,219
1 Fr	2007	252	B 100	17,703	Avg.	92%	100%	100%	16,287
2,520 SFLA		60.48 = $/SFLA (4)				Outbuilding Total			42,038

Accpt Land 90,000 **Accepted Bldg** 194,000 **Total** 284,000

Map/Lot: R 9 41B
Account: 349 Card: 1 of 1 Location: 1459 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/03/2007
Sale Price	27,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.57	Acres-Baselot (Frct)	26,654.70	41,848	100%		41,848
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.57		39,393.63 Per Acre		Land Total		61,848

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,188 Sqft	Grade E 75	Base	58,380
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	54,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	49,434

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	420	C 100	3,780	Avg.	91%	100%	100%	3,440
Shed	2010	160	C 100	1,600	Avg.	94%	100%	100%	1,504
1,188 SFLA		41.61 = $/SFLA (4)				Outbuilding Total			4,944

Accpt Land 62,000 **Accepted Bldg** 54,000 **Total** 116,000

Map/Lot: R12 6
Account: 350 Card: 1 of 1 Location: 5 BURKET MILL RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Baselot (Frct)	21,962.49	14,276	50%		7,138
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.65		41,750.77 Per Acre			Land Total	27,138

Accpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Map/Lot: U13 14
Account: 351 Card: 1 of 1 Location: 1001 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1994
Sale Price	11,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1992 FAIRMONT 14 X 80
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.64	Acres-Baselot (Frct)	20,107.98	32,977	100%		32,977
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.64		32,303.05 Per Acre			Land Total	52,977

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,296 Sqft	Grade E 75	Base	62,152
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,497
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	58,241

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	52,999

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1994	240	E 100	1,800	Fair	78%	100%	100%	1,404
1,296 SFLA		40.89 = $/SFLA (4)					Outbuilding Total		1,404

Accpt Land	53,000	**Accepted Bldg**	54,000	**Total**	107,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/06/2006
Sale Price	84,000
Sale Type	L & B Water
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
2.00	Acres-Water Acreage	.00		100%		0
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 4.60		44,956.52 Per Acre		Land Total		206,800

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,792 Sqft	Grade B 100	Base	186,504
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,525
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	193,751

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	176,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	120	C 100	1,080	Avg.	87%	100%	100%	940
Shed	1950	144	C 100	1,440	Avg.	62%	100%	100%	893
Deck	2006	260	B 100	3,089	Avg.	91%	100%	100%	2,811
Gar	2006	576	B 100	18,917	Avg.	91%	100%	100%	17,214
Enclosed Fr Porch	2009	140	B 100	8,469	Avg.	93%	100%	100%	7,876
1,792 SFLA		98.39 = $/SFLA (4)				Outbuilding Total			29,734

Accpt Land 207,000 **Accepted Bldg** 206,000 **Total** 413,000

Map/Lot: R24 17
Account: 353 Card: 1 of 1 Location: 640 NOYES RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	09/01/1987
Sale Price	59,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
345	$/LF -Water Frontage	100.00	34,500	80%		27,600
3.45	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
69.21	Acres-Back Land	500.00	34,605	100%		34,605
38.00	Acres-Under Water	.00		100%		0
Total Acres 122.66		996.29 Per Acre		Land Total		122,205

Accpt Land 122,000 **Accepted Bldg** 0 **Total** 122,000

Map/Lot: U11 18
Account: 354 Card: 1 of 1 Location: 50 PINE ST

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1984
Sale Price	37,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
225	$/LF -Water Frontage	150.00	33,750	100%		33,750
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	Acres-Water Acreage	.00		100%		0
Total Acres 1.25		87,000.00 Per Acre		Land Total		108,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	828 Sqft	Grade C 100	Base	82,246
Exterior	Wood 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 1/2 Bmt	Basement	-3,122
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,234
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	Standard	Standard	Average	Basic	80,358

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	49,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1950	30	C 100	1,375	Avg.	62%	100%	100%	852
Deck	1950	144	C 100	1,296	Avg.	62%	100%	100%	804
Gar	1950	308	C 100	7,663	Avg.	62%	100%	100%	4,751
Canopy	1950	308	C 100	2,710	Avg.	62%	100%	100%	1,680
Shed	1984	738	C 100	7,380	Avg.	77%	100%	100%	5,683
(U)Basement	1984	738	C 100	11,808	Avg.	77%	100%	100%	9,092
828 SFLA		60.17 = $/SFLA (4)					Outbuilding Total		22,862

Accpt Land 109,000 **Accepted Bldg** 73,000 **Total** 182,000

Map/Lot: U 4 13
Account: 355 Card: 1 of 1 Location: 13 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1981
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	Acres-Baselot (Frct)	432,810	17,312	100%		17,312
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.04		1,032,800.00 Per Acre		Land Total		41,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dining 10	1900	2014	C 100	227,280	Good	68%	100%	100%	154,550
2nd Floor Fin	1900	1508	C 100	80,256	Good	68%	100%	100%	54,574
3rd Floor Fin	1900	1508	C 100	80,256	Good	68%	100%	100%	54,574
Basement 10 P F	1900	1750	C 100	69,388	Good	68%	100%	100%	47,184
Open Fr Porch	1985	176	C 100	4,168	Good	83%	100%	100%	3,459
Deck	1985	506	C 100	4,554	Good	83%	100%	100%	3,780
Deck	1985	88	C 100	792	Good	83%	100%	100%	657
						Outbuilding Total			318,778

Accpt Land 41,000 **Accepted Bldg** 319,000 **Total** 360,000

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	11/01/1976
Sale Price	21,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	80%		28,000
59.00	Acres-Back Land	500.00	29,500	100%		29,500
34.00	Acres-Wasteland/Bog	100.00	3,400	100%		3,400
Total Acres 95.00		641.05 Per Acre		Land Total		60,900

Accpt Land 61,000 **Accepted Bldg** 0 **Total** 61,000

Map/Lot: U14 9
Account: 357 Card: 1 of 1 Location: 992 WINSLOWS MILLS RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS WELLHEAD
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Sale Data

Sale Date	03/01/1988
Sale Price	12,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Baselot (Frct)	62,564.92	16,267	67%		10,899
Total Acres 0.26		41,919.23 Per Acre			Land Total	10,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1930	640	E 100	4,800	Poor	46%	100%	100%	2,208
Shed	1930	280	E 100	2,100	Poor	46%	100%	100%	966
Shed	1930	280	E 100	2,100	Poor	46%	100%	100%	966
							Outbuilding Total		4,140

Accpt Land 11,000 **Accepted Bldg** 4,000 **Total** 15,000

Map/Lot: R 3 26A
Account: 358 Card: 1 of 1 Location: 100 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	12/12/2006
Sale Price	9,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.01	Acres-Road Frontage	3,000.00	12,030	100%		12,030
Total Acres 6.01		5,329.45 Per Acre		Land Total		32,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1970	64	E 100	480	Poor	46%	100%	100%	221
						Outbuilding Total			221

Accpt Land 32,000 **Accepted Bldg** 200 **Total** 32,200

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1988
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Related Parties

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	80%		16,000
3.25	Acres-Road Frontage	3,000.00	9,750	100%		9,750
129.12	Acres-Back Land	500.00	64,560	100%		64,560
20.00	Acres-Wasteland/Bog	100.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 154.37		727.54 Per Acre		Land Total		112,310

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	957 Sqft	Grade D 100	Base	122,410
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 Space	Basement	-3,786
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,216
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,777

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	95,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Deck	1990	60	D 100	907	Avg.	81%	100%	100%	735
Deck	1990	252	D 100	1,905	Avg.	81%	100%	100%	1,543
Deck	1990	210	D 100	1,588	Avg.	81%	100%	100%	1,286
Entry	1990	60	D 100	1,764	Avg.	81%	100%	100%	1,429
Gar	1990	766	D 100	16,009	Avg.	81%	100%	100%	12,967
Barn	1993	1200	E 100	16,920	Avg.	83%	100%	100%	14,044
Shed	1993	80	E 100	600	Avg.	83%	100%	100%	498
Cabin	1993	80	D 100	2,533	Avg.	83%	100%	100%	2,102
Pole Barn	2006	936	D 100	12,344	Avg.	91%	100%	100%	11,233
Open Shed	2006	432	D 100	2,903	Avg.	91%	100%	100%	2,642
1,914 SFLA		49.84 = $/SFLA (4)				Outbuilding Total			48,479

Accpt Land 112,000 **Accepted Bldg** 144,000 **Total** 256,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1988
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2017	240	D 100	2,016	Avg.	97%	100%	100%	1,956
Solar Panel	2017	8	C 100	1,600	Avg.	97%	100%	100%	1,552
1,914 SFLA		49.84 = $/SFLA (4)				Outbuilding Total			3,508

Accpt Land	0	**Accepted Bldg**	4,000	**Total**	4,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	112,000	144,000	256,000	112,000	144,000	256,000
2	0	4,000	4,000	0	4,000	4,000
TOTAL	112,000	148,000	260,000	112,000	148,000	260,000

Map/Lot: R10 21
Account: 360 Card: 1 of 1 Location: 3021 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Baselot (Frct)	99,255.75	23,821	50%		11,911
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.24		132,962.50 Per Acre		Land Total		31,911

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	644 Sqft	Grade C 100	Base	88,641
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Good	Basic	88,641

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	60,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1900	28	C 100	980	Good	68%	100%	100%	666
Shed	2006	156	E 100	1,170	Avg.	91%	100%	100%	1,065
966 SFLA		62.40 = $/SFLA (4)					Outbuilding Total		1,731

Accpt Land 32,000 **Accepted Bldg** 62,000 **Total** 94,000

Map/Lot: R10 20
Account: 361 Card: 1 of 1 Location: 3026 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 13 70 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	70%		52,500
100	$/LF -Water Frontage	150.00	15,000	70%		10,500
1.00	Acres-Water Acreage	.00		100%		0
2.11	Acres-Road Frontage	3,000.00	6,330	100%		6,330
38.89	Acres-Back Land	500.00	19,445	100%		19,445
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 45.00		2,419.44 Per Acre			Land Total	108,875

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,020 Sqft	Grade C 100	Base	118,292
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,280
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1969	Standard	Standard	Average	Basic	122,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	94,288

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	225	C 100	11,974	Avg.	77%	100%	100%	9,220
(U)Basement	1900	225	C 100	3,600	Avg.	77%	100%	100%	2,772
1 Fr	1969	360	C 100	19,159	Avg.	68%	100%	100%	13,028
(U)Basement	1969	360	C 100	5,760	Avg.	68%	100%	100%	3,917
(U)Attic	1969	360	C 100	3,240	Avg.	68%	100%	100%	2,203
1.5 Att Gar	1969	672	C 100	17,902	Avg.	68%	100%	100%	12,173
Shed	1900	208	E 100	1,560	Fair	54%	100%	100%	842
Shed	1900	448	E 100	3,360	Fair	54%	100%	100%	1,814
2.5 Barn	1900	1476	E 100	40,582	Fair	54%	100%	100%	21,914
Sunspace	2005	120	A 100	13,483	Avg.	91%	100%	100%	12,270
1,530 SFLA		61.63 = $/SFLA (4)					Outbuilding Total		80,153

Accpt Land 109,000 **Accepted Bldg** 174,000 **Total** 283,000

Map/Lot: R13 1B
Account: 362 Card: 1 of 1 Location: 2600 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	02/01/2000
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
6.32	Acres-Road Frontage	3,000.00	18,960	100%		18,960
5.74	Acres-Back Land	500.00	2,870	100%		2,870
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 14.06		5,820.06 Per Acre		Land Total		81,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cell Tower 190	2000	1	C 100	161,875	Avg.	87%	100%	100%	140,831
Fencing	2000	298	C 100	4,261	Avg.	87%	100%	100%	3,707
						Outbuilding Total			144,538

Accpt Land 82,000 **Accepted Bldg** 145,000 **Total** 227,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.20	Acres-Road Frontage	3,000.00	15,600	100%		15,600
4.07	Acres-Back Land	500.00	2,035	100%		2,035
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Under Water	.00		100%		0
Total Acres 12.27		4,697.23 Per Acre		Land Total		57,635

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,296 Sqft	Grade E 75	Base	62,152
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,497
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	58,241

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	51,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1980	336	E 100	6,270	Poor	57%	100%	100%	3,574
Shed	1980	100	E 100	750	Poor	57%	100%	100%	427
Deck	2002	192	E 100	1,296	Avg.	89%	100%	100%	1,153
Deck	2006	128	E 100	864	Avg.	91%	100%	100%	786
Gar	2008	768	E 100	14,331	Avg.	93%	100%	100%	13,328
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
1,296 SFLA		40.00 = $/SFLA (4)				Outbuilding Total			19,617

Accpt Land 58,000 **Accepted Bldg** 71,000 **Total** 129,000

Map/Lot: R13 57B
Account: 364 Card: 1 of 1 Location: 802 OLD ROUTE 1

Neighborhood 1	Rt 1 Com A 2		
Zoning/Use	ROUTE 1 COM A		
Topography	Level		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 6 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.41	Acres-Back Land	500.00	205	100%		205
Total Acres 2.41		8,487.55 Per Acre		Land Total		20,455

Accpt Land	20,000	**Accepted Bldg**	0	**Total**	20,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/09/2009
Sale Price	48,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 1993 DEERFIELD 28 X 41
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
0.73	Acres-Back Land	500.00	365	100%		365
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.50	Acres-Under Water	.00		100%		0
Total Acres 3.73		11,223.86 Per Acre		Land Total		41,865

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,080 Sqft	Grade E 50	Base	36,405
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,054
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	603
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,058
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,080	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Poor	Basic	35,012

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	24,859

Accpt Land	42,000	**Accepted Bldg**	25,000	**Total**	67,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1987
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.24	Acres-Baselot (Frct)	13,974.16	17,328	100%		17,328
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.24		30,103.23 Per Acre		Land Total		37,328

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,680 Sqft	Grade E 75	Base	75,564
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,125
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Open	70,025

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	63,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1993	14X72	C 100	43,128	Poor	30%	50%	100%	6,469
2,688 SFLA		23.45 = $/SFLA (4)				Outbuilding Total			6,469

Accpt Land	37,000	Accepted Bldg	69,000	Total	106,000

Map/Lot: R 8 44E
Account: 367 Card: 1 of 1 Location: 150 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2002
Sale Price	59,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.50		16,600.00 Per Acre			Land Total	41,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Marlette M/H	1983	14X67	A 100	50,116	Avg.	51%	100%	100%	25,559
Enclosed Fr Porch	1983	280	C 100	12,832	Avg.	77%	100%	100%	9,881
Deck	1983	160	C 100	1,440	Avg.	77%	100%	100%	1,109
Shed	1990	315	E 100	2,362	Avg.	81%	100%	100%	1,913
Deck	1990	100	E 100	675	Avg.	81%	100%	100%	547
938 SFLA		94.44 = $/SFLA (4)				Outbuilding Total			39,009

Accpt Land 42,000 **Accepted Bldg** 39,000 **Total** 81,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1980
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
250	$/LF -Water Frontage	150.00	37,500	100%		37,500
2.50	Acres-Water Acreage	.00		100%		0
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
26.70	Acres-Back Land	500.00	13,350	100%		13,350
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 37.20		6,743.28 Per Acre		Land Total		250,850

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	2,038 Sqft	Grade B 100	Base	264,745
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,013
Rooms	12				
Bedrooms	7	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Good	Basic	276,962

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	188,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1880	2	B 100	5,280	Good	68%	100%	100%	3,590
Gar	1980	1368	C 100	34,036	Avg.	75%	100%	100%	25,527
(F) Gar	1980	684	C 100	34,200	Avg.	75%	100%	100%	25,650
Fireplace Double 1	1980	1	C 100	4,500	Avg.	75%	100%	100%	3,375
Open Fr Porch	1996	225	B 100	7,033	Good	89%	100%	100%	6,259
3,057 SFLA		61.61 = $/SFLA (4)				Outbuilding Total			64,401

Accpt Land	251,000	Accepted Bldg	253,000	Total	504,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Under Water	.00		100%		0
Total Acres 4.00		0.00 Per Acre		Land Total		0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1988
Sale Price	52,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.64	Acres-Baselot (Frct)	25,853.11	42,399	50%		21,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.64		25,121.95 Per Acre		Land Total		41,200

Dwelling Description

Cape Cod	One & 1/2 Story	1,000 Sqft	Grade C 110	**Replacement Cost New** Base	129,671
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-5,181
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Good	Basic	124,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	84,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1900	64	C 110	634	Good	68%	100%	100%	431
1,500 SFLA		56.44 = $/SFLA (4)					Outbuilding Total		431

Accpt Land	41,000	**Accepted Bldg**	85,000	**Total**	126,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/29/2011
Sale Price	61,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Baselot (Frct)	52,061.09	47,376	126%		59,693
1	$/LF -Water Frontage	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.91		87,684.62 Per Acre		Land Total		79,793

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	576 Sqft	Grade B 100	Base	125,710
Exterior	Wood 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	0
Fin. Basement Area	576 Sqft, Grade B	Basement Gar	None	Fin Bsmt	15,206
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,983
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	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	Standard	Standard	Average	Basic	145,381

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	139,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2012	336	E 100	9,500	Avg.	95%	100%	100%	9,025
(U)Attic	2012	140	E 100	945	Avg.	95%	100%	100%	898
Open Fr Porch	2013	352	B 100	11,002	Avg.	96%	100%	100%	10,562
1,008 SFLA		138.46 = $/SFLA (4)				Outbuilding Total			20,485

Accpt Land 80,000 **Accepted Bldg** 160,000 **Total** 240,000

Map/Lot: R12 12- 1
Account: 372 Card: 1 of 1 Location: 45 BAYVILLE AVE

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	11/08/2006
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Back Land	500.00	5,000	100%		5,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 14.00		1,657.14 Per Acre		Land Total		23,200

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: R 1 88
Account: 373 Card: 1 of 1 Location: 1580 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/21/2018
Sale Price	141,136
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Baselot (Frct)	22,820.45	44,728	100%		44,728
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.96		33,024.49 Per Acre		Land Total		64,728

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	805 Sqft	Grade C 110	Base	111,471
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	None	Basement	-6,677
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Good	Basic	104,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	71,260

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	108	C 110	5,445	Good	68%	100%	100%	3,703
Deck	1850	45	C 110	446	Good	68%	100%	100%	303
Gar	1983	480	E 100	8,956	Avg.	77%	100%	100%	6,896
Shed	1983	192	E 100	1,440	Avg.	77%	100%	100%	1,109
Cover-It	1983	240	E 100	360	Avg.	77%	100%	100%	277
1,208 SFLA		58.99 = $/SFLA (4)				Outbuilding Total			12,288

Accpt Land 65,000 **Accepted Bldg** 84,000 **Total** 149,000

Map/Lot: R20 18
Account: 374 Card: 1 of 1 Location: 1281 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
58.00	Acres-Back Land	500.00	29,000	100%		29,000
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
Total Acres 76.00		1,047.37 Per Acre			Land Total	79,600

Accpt Land 80,000 **Accepted Bldg** 0 **Total** 80,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1979
Sale Price	1,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	67%		20,100
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
0.38	Acres-Back Land	500.00	190	100%		190
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.88		14,510.42 Per Acre		Land Total		41,790

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade D 100	Base	109,713
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,948
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	106,530

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	96,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1999	96	E 100	720	Avg.	87%	100%	100%	626
Deck	2005	40	D 100	302	Avg.	91%	100%	100%	275
Entry	2008	278	D 100	8,173	Avg.	93%	100%	100%	7,601
Canopy	2008	66	D 100	488	Avg.	93%	100%	100%	454
1.5 Gar	2008	1008	D 100	26,748	Avg.	93%	100%	100%	24,876
Shed	2016	200	C 100	2,000	Avg.	97%	100%	100%	1,940
1,620 SFLA		59.84 = $/SFLA (4)				Outbuilding Total			35,772

Accpt Land 42,000 **Accepted Bldg** 133,000 **Total** 175,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.70	Acres-Back Land	500.00	850	100%		850
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.70		11,040.54 Per Acre		Land Total		40,850

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,284 Sqft	Grade C 110	Base	153,021
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,427
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,157
Rooms	8				
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
1820	0	Standard	Standard	Good	Basic	157,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	107,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1820	130	C 110	3,386	Good	68%	100%	100%	2,302
1 Fr	1820	154	C 110	9,016	Good	68%	100%	100%	6,131
(U)Basement	1820	154	C 110	2,710	Good	68%	100%	100%	1,843
1.5 Barn	1940	750	E 100	13,426	Fair	54%	100%	100%	7,250
Canopy	1995	420	E 100	2,772	Avg.	84%	100%	100%	2,328
Canopy	1995	800	E 100	5,280	Avg.	84%	100%	100%	4,435
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
1,926 SFLA		55.64 = $/SFLA (4)				Outbuilding Total			24,638

Accpt Land 41,000 **Accepted Bldg** 132,000 **Total** 173,000

Map/Lot: U 8 14
Account: 377 Card: 1 of 1 Location: 171 DEPOT ST

Neighborhood 2 Rural Paved 2

Sale Data

Sale Date	04/01/1964
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
16.00	Acres-Back Land	500.00	8,000	100%		8,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.00		2,666.67 Per Acre			Land Total	48,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 100	Base	82,834
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,287
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	Standard	Standard	Average	Basic	84,121

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	56,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1968	182	C 100	9,686	Avg.	67%	100%	100%	6,490
(U)Basement	1968	182	C 100	2,912	Avg.	67%	100%	100%	1,951
Enclosed Fr Porch	1968	15	C 100	687	Avg.	67%	100%	100%	460
Deck	1968	48	C 100	432	Avg.	67%	100%	100%	289
1.5 Shed	1968	1599	E 100	15,230	Poor	46%	50%	100%	3,503
Shed	1968	704	E 100	5,280	Poor	46%	100%	100%	2,429
Shed	1968	240	E 100	1,800	Poor	46%	100%	100%	828
864 SFLA		65.23 = $/SFLA (4)					Outbuilding Total		15,950

Accpt Land 48,000 **Accepted Bldg** 72,000 **Total** 120,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND SP RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
51.34	Acres-Back Land	500.00	25,670	100%		25,670
Total Acres 51.34		500.00 Per Acre			Land Total	25,670

Accpt Land	26,000	**Accepted Bldg**	0	**Total**	26,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/11/2006
Sale Price	106,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		18,200.00 Per Acre		Land Total		54,600

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	572 Sqft	Grade D 100	Base	70,385
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1825	0	Standard	Standard	Fair	Basic	70,385

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	38,008

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1825	336	D 100	15,021	Fair	54%	100%	100%	8,111
Deck	1990	128	D 100	968	Fair	75%	100%	100%	726
858 SFLA		44.30 = $/SFLA (4)				Outbuilding Total			8,837

Accpt Land 55,000 **Accepted Bldg** 47,000 **Total** 102,000

Map/Lot: R 2 33A
Account: 381 Card: 1 of 1 Location: 115 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/31/2007
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.23	Acres-Road Frontage	3,000.00	3,690	100%		3,690
10.77	Acres-Back Land	500.00	5,385	100%		5,385
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.00		3,438.33 Per Acre		Land Total		51,575

Dwelling Description **Replacement Cost New**

Doublewide	One Story	920 Sqft	Grade E 75	Base	49,020
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,902
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	46,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	40,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1999	96	E 100	720	Avg.	87%	100%	100%	626
Deck	2003	96	C 100	864	Avg.	89%	100%	100%	769
920 SFLA		44.17 = $/SFLA (4)				Outbuilding Total			1,395

Accpt Land 52,000 **Accepted Bldg** 42,000 **Total** 94,000

Map/Lot: R 1 42A
Account: 382 Card: 1 of 1 Location: 563 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1991
Sale Price	10,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	4-1-91		
Reference 2	1979 HALLMARK 12 X 60		
Tran/Land/Bldg	1 99 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Dwelling Description

Ranch	One Story	576 Sqft	Grade E 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	49,831
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	436
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	576	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	47,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	40,899

Accpt Land	0	**Accepted Bldg**	41,000	**Total**	41,000

Map/Lot: R 2 36
Account: 383 Card: 1 of 1 Location: 189 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.20	Acres-Road Frontage	3,000.00	600	100%		600
8.50	Acres-Landlocked/Rear	200.00	1,700	100%		1,700
2.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.70		3,527.56 Per Acre			Land Total	44,800

Accpt Land 45,000 **Accepted Bldg** 0 **Total** 45,000

Map/Lot: R 2 48
Account: 384 Card: 1 of 1 Location: 458 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND LR
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	20%	Size/Shape	9,000
0.72	Acres-Back Land	500.00	360	100%		360
Total Acres 2.72		3,441.18 Per Acre			Land Total	9,360

Accpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	1986 MARLETTE 14 X 72
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	39,349.01	35,414	50%		17,707
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	70%		14,000
Total Acres 0.90		35,230.00 Per Acre			Land Total	31,707

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Marlette M/H	1986	14X70	A 100	52,360	Poor	30%	100%	100%	15,708
980 SFLA		57.76 = $/SFLA (4)				Outbuilding Total			15,708

Accpt Land	32,000	**Accepted Bldg**	16,000	**Total**	48,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved
	171

Sale Data

Sale Date	04/01/2000
Sale Price	88,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.19	Acres-Road Frontage	3,000.00	3,570	100%		3,570
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 1.69		31,106.51 Per Acre		Land Total		52,570

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	98,593
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,552
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
1985	0	Standard	Standard	Average	Basic	97,041

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	75,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1985	25	C 110	962	Avg.	78%	100%	100%	750
Gar	2001	768	C 110	21,019	Avg.	88%	100%	100%	18,497
(F) Gar	2001	576	C 110	31,680	Avg.	88%	100%	100%	27,878
Deck	2015	54	C 110	535	Avg.	97%	100%	100%	519
Deck	2015	75	C 110	742	Avg.	97%	100%	100%	720
Shed	2015	36	C 110	396	Avg.	97%	100%	100%	384
1 Fr	2015	264	C 110	15,455	Avg.	97%	100%	100%	14,991
(U)Basement	2015	264	C 110	4,646	Avg.	97%	100%	100%	4,507
960 SFLA		78.85 = $/SFLA (4)					Outbuilding Total		68,246

Accpt Land 53,000 **Accepted Bldg** 144,000 **Total** 197,000

Map/Lot: R 1 42A
Account: 387 Card: 1 of 1 Location: 581 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1973
Sale Price	4,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.20	Acres-Road Frontage	3,000.00	6,600	100%		6,600
1.80	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 6.00		10,183.33 Per Acre		Land Total		61,100

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	414 Sqft	Grade E 100	Base	42,210
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,171
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-621
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,914
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	Standard	Standard	Average	Basic	51,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	31,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1940	276	E 100	11,017	Avg.	62%	100%	100%	6,831
1 Fr	1940	276	E 100	11,017	Avg.	62%	100%	100%	6,831
Gar	1940	624	E 100	11,644	Avg.	62%	100%	100%	7,219
Canopy	1940	312	E 100	2,060	Avg.	62%	100%	100%	1,277
Shed	1940	192	E 100	1,440	Avg.	62%	100%	100%	893
Gar	1999	672	E 100	12,539	Avg.	87%	100%	100%	10,909
414 SFLA		76.87 = $/SFLA (4)					Outbuilding Total		33,960

Accpt Land 61,000 **Accepted Bldg** 66,000 **Total** 127,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/17/2016
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1978 BURLINGTON 14 X 56		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	21 70 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	22,984.88	44,591	50%		22,295
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.94		21,801.55 Per Acre		Land Total		42,295

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1978	14X52	A 100	38,896	Avg.	51%	100%	100%	19,837
Gar		1980	384	C 100	9,554	Avg.	75%	100%	100%	7,166
Deck		2014	165	C 100	1,485	Avg.	96%	100%	100%	1,426
Shed		2016	160	C 100	1,600	Avg.	97%	100%	100%	1,552
728 SFLA			70.97 = $/SFLA (4)				Outbuilding Total			29,981

Accpt Land	42,000	**Accepted Bldg**	30,000	**Total**	72,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1992
Sale Price	36,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1990 HOLLY PARK 14 X 80 4-1-99
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holly Park	M/H	1990	14X76	A 100	56,848	Poor	30%	100%	100%	17,054
Deck		1990	112	E 100	756	Poor	68%	100%	100%	514
Entry		1990	120	E 100	3,150	Poor	68%	100%	100%	2,142
1,064 SFLA			64.58 = $/SFLA (4)				Outbuilding Total			19,710

Accpt Land 0 **Accepted Bldg** 20,000 **Total** 20,000

Map/Lot: U 2 20A-36
Account: 390 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 36

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	03/28/2006
Sale Price	12,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1986 CONNER 14 X 70
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Conner	M/H	1986	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Shed		2007	48	E 100	360	Poor	86%	100%	100%	310
Deck		2010	108	C 100	972	Avg.	94%	100%	100%	914
924 SFLA			99.26 = $/SFLA (4)				Outbuilding Total			13,084

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Neighborhood 12 River Tidal .5

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
30	$/LF -Water Frontage	150.00	4,500	100%		4,500
0.28	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.78		191,666.67 Per Acre		Land Total		149,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 100	Base	78,483
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Average	Basic	78,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	54,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1972	170	C 100	1,530	Avg.	70%	100%	100%	1,071
Gar	1972	384	C 100	9,554	Avg.	70%	100%	100%	6,688
768 SFLA		71.53 = $/SFLA (4)					Outbuilding Total		7,759

Accpt Land 150,000 **Accepted Bldg** 63,000 **Total** 213,000

Map/Lot: R18 10
Account: 392 Card: 1 of 1 Location: 1391 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1976
Sale Price	23,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.52	Acres-Road Frontage	3,000.00	4,560	100%		4,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.52		12,659.09 Per Acre			Land Total	44,560

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	759 Sqft	Grade C 100	Base	98,686
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,861
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	98,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	160	C 100	7,333	Avg.	62%	100%	100%	4,546
1 Fr	1900	622	C 100	33,103	Avg.	62%	100%	100%	20,524
(U)Attic	1900	300	C 100	2,700	Avg.	62%	100%	100%	1,674
1.5 Barn	1900	792	C 100	18,905	Avg.	62%	100%	100%	11,721
Shed	1900	240	E 100	1,800	Fair	54%	100%	100%	972
Shed	1900	200	E 100	1,500	Poor	46%	100%	100%	690
Green House Hoop	2009	240	E 100	658	Avg.	93%	100%	100%	612
Yurt	2014	452	C 100	9,040	Avg.	96%	100%	100%	8,678
Deck	2000	424	C 100	3,816	Avg.	87%	100%	100%	3,320
Solar Panel	2000	2	C 100	400	Avg.	87%	100%	100%	348
1,138 SFLA		53.74 = $/SFLA (4)				Outbuilding Total			53,085

Accpt Land 45,000 **Accepted Bldg** 114,000 **Total** 159,000

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/18/2012
Sale Price	280,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	FARMLAND 2015		
Reference 2	FARMLAND 2015		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	36,692.59	55,039	90%		49,535
2.40	Acres-Crop/Blueberry F&O	450.00	1,080	100%		1,080
5.00	Acres-Pasture F&O	350.00	1,750	100%		1,750
0.73	Acres-Wasteland/Bog	100.00	73	100%		73
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.63		7,522.12 Per Acre			Land Total	72,438

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	832 Sqft	Grade C 110	Base	128,900
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,386
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	141,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	107,256

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sunspace	1982	320	C 110	18,744	Avg.	76%	100%	100%	14,245
1 Fr	1982	144	C 110	8,430	Avg.	76%	100%	100%	6,407
Deck	1982	96	C 110	950	Avg.	76%	100%	100%	722
1 Fr	1982	112	C 110	6,557	Avg.	76%	100%	100%	4,983
1 Fr	1995	160	C 110	9,367	Avg.	84%	100%	100%	7,868
Deck	1995	480	C 110	4,752	Avg.	84%	100%	100%	3,992
Bay Window	1995	14	C 110	1,971	Avg.	84%	200%	100%	3,312
1 Fr	1995	624	C 110	36,530	Avg.	84%	100%	100%	30,685
(U)Basement	1995	624	C 110	10,982	Avg.	84%	100%	100%	9,225
1 Fr	2002	442	C 110	25,876	Avg.	89%	100%	100%	23,030
1,456 SFLA		73.66 = $/SFLA (4)					Outbuilding Total		104,469

Accpt Land	72,000	**Accepted Bldg**	212,000	**Total**	284,000

Neighborhood 10 River Deep .5

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/18/2012
Sale Price	280,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 10

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1982	416	E 100	1,510	Avg.	76%	100%	100%	1,148
Shed	1983	160	E 100	1,200	Avg.	77%	100%	100%	924
1.5 Barn	1996	1536	C 110	40,331	Avg.	85%	100%	100%	34,281
Canopy	1996	384	C 110	3,717	Avg.	85%	100%	100%	3,159
Open Shed	1996	288	C 110	2,534	Avg.	85%	100%	100%	2,154
1.5 Gar	2016	768	C 110	26,687	Avg.	97%	100%	100%	25,886
Deck	2016	32	C 110	317	Avg.	97%	100%	100%	307
1,456 SFLA		73.66 = $/SFLA (4)				Outbuilding Total			67,859

Accpt Land 0 **Accepted Bldg** 68,000 **Total** 68,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	72,000	212,000	284,000	72,000	212,000	284,000
2	0	68,000	68,000	0	68,000	68,000
TOTAL	72,000	280,000	352,000	72,000	280,000	352,000

Map/Lot: U 1 9
Account: 395 Card: 1 of 1 Location: 558 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1969
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	90%		19,800
2.15	Acres-Road Frontage	3,000.00	6,450	100%		6,450
3.35	Acres-Back Land	500.00	1,675	100%		1,675
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		7,987.50 Per Acre			Land Total	47,925

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base	200,102
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	2,281
					0
					0
Foundation	Brick	Basement	Damp 1/4 Bmt	Basement	-8,950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	2002	Standard	Standard	Good	Basic	202,746

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	95%	100%	188,757

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1983	1092	E 100	8,190	Avg.	77%	100%	100%	6,306
Shed	1900	192	E 100	1,440	Avg.	62%	100%	100%	893
2,100 SFLA		89.88 = $/SFLA (4)				Outbuilding Total			7,199

Accpt Land 48,000 **Accepted Bldg** 196,000 **Total** 244,000

Name: CASTNER, EVELYN G
CASTNER, JOHN W

Map/Lot: R19 19C
Account: 396 Card: 1 of 1 Location: 1650 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	10/01/1987
Sale Price	12,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
9.65	Acres-Road Frontage	3,000.00	28,950	100%		28,950
44.35	Acres-Back Land	500.00	22,175	100%		22,175
Total Acres 56.00		1,270.09 Per Acre		Land Total		71,125

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

Map/Lot: R14 11
Account: 397 Card: 1 of 1 Location: 621 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	80%		16,000
26.00	Acres-Back Land	500.00	13,000	100%		13,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 30.00		973.33 Per Acre			Land Total	29,200

Accpt Land 29,000 **Accepted Bldg** 0 **Total** 29,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.95	Acres-Road Frontage	3,000.00	11,850	100%		11,850
Total Acres 5.95		8,714.29 Per Acre		Land Total		51,850

Dwelling Description — Replacement Cost New

Gambrel	One & 3/4 Story	1,176 Sqft	Grade C 110	Base	164,367
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-770
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	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	Standard	Standard	Average	Basic	164,631

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	74%	80%	100%	97,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1979	1	C 110	2,200	Avg.	74%	100%	100%	1,628
Entry	1979	42	C 110	1,617	Avg.	74%	100%	100%	1,197
Deck	1991	494	C 110	4,891	Avg.	82%	100%	100%	4,011
Entry	1998	224	C 110	8,624	Avg.	86%	100%	100%	7,417
Gar	1998	1200	C 110	32,842	Avg.	86%	100%	100%	28,244
Pole Barn	2013	1200	E 100	14,130	Avg.	96%	100%	100%	13,565
2,058 SFLA		47.36 = $/SFLA (4)				Outbuilding Total			56,062

Accpt Land 52,000 **Accepted Bldg** 154,000 **Total** 206,000

Map/Lot: R14 24
Account: 399 Card: 1 of 1 Location: 924 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1996
Sale Price	77,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Baselot (Frct)	24,077.35	13,724	100%		13,724
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.57		59,164.91 Per Acre		Land Total		33,724

Dwelling Description

					Replacement Cost New
Ranch	One Story	864 Sqft	Grade C 110	Base	92,036
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,416
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	95,520

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	68%	100%	100%	64,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1970	32	C 110	834	Avg.	68%	100%	100%	567
Entry	1970	42	C 110	1,617	Avg.	68%	100%	100%	1,100
Gar	1978	576	E 100	10,748	Avg.	73%	100%	100%	7,846
Open Shed	1978	360	E 100	2,160	Poor	55%	100%	100%	1,188
864 SFLA		75.18 = $/SFLA (4)				Outbuilding Total			10,701

Accpt Land 34,000 **Accepted Bldg** 76,000 **Total** 110,000

Map/Lot: R 5 10
Account: 400 Card: 1 of 1 Location: 317 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
3.50	Acres-Back Land	500.00	1,750	100%		1,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.00		8,250.00 Per Acre		Land Total		57,750

Dwelling Description

					Replacement Cost New
Colonial	Two Story	1,064 Sqft	Grade C 110	Base	170,546
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,488
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	Standard	Standard	Average	Basic	177,136

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	109,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1790	192	C 110	9,679	Avg.	62%	100%	100%	6,001
1.5 Barn	1790	1224	E 100	21,913	Fair	54%	100%	100%	11,833
Shed	1790	578	E 100	4,335	Fair	54%	100%	100%	2,341
2,128 SFLA		51.61 = $/SFLA (4)					Outbuilding Total		20,175

Accpt Land 58,000 **Accepted Bldg** 130,000 **Total** 188,000

Neighborhood 7	Rt 1 Com B .5
Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	7

Sale Data

Sale Date	08/15/2012
Sale Price	30,049
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
Total Acres 0.80		47,000.00 Per Acre		Land Total		37,600

Dwelling Description / **Replacement Cost New**

Salt Box	One & 3/4 Story	651 Sqft	Grade C 100	Base	100,998
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	2012	Standard	Standard	Average	Basic	100,998

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	238	C 100	12,666	Avg.	62%	100%	100%	7,853
(U)Basement	1900	238	C 100	3,808	Avg.	62%	100%	100%	2,361
Shed	1900	520	C 100	5,200	Avg.	62%	100%	100%	3,224
(U)Basement	1900	520	C 100	8,320	Avg.	62%	100%	100%	5,158
Shed	1900	168	C 100	1,680	Avg.	62%	100%	100%	1,042
Deck	2012	128	C 100	1,152	Avg.	95%	100%	100%	1,094
1,139 SFLA		54.98 = $/SFLA (4)				Outbuilding Total			20,732

Accpt Land	38,000	**Accepted Bldg**	83,000	**Total**	121,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1984
Sale Price	7,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.40	Acres-Road Frontage	3,000.00	19,200	100%		19,200
14.60	Acres-Back Land	500.00	7,300	100%		7,300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 23.00		2,891.30 Per Acre			Land Total	66,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,328 Sqft	Grade C 100	Base	113,606
Exterior	Vinyl 3 course 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,760
Attic	None			Attic	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	Standard	Standard	Average	Basic	118,791

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	90,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1982	72	C 100	1,705	Avg.	76%	100%	100%	1,296
Deck	1982	112	C 100	1,008	Avg.	76%	100%	100%	766
Deck	1982	88	C 100	792	Avg.	76%	100%	100%	602
1,328 SFLA		67.98 = $/SFLA (4)					Outbuilding Total		2,664

Accpt Land 67,000 **Accepted Bldg** 93,000 **Total** 160,000

Map/Lot: R19 18A
Account: 403 Card: 1 of 1 Location: 1800 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	03/01/1995
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
17.85	Acres-Back Land	500.00	8,925	100%		8,925
Total Acres 29.85		1,974.04 Per Acre			Land Total	58,925

Accpt Land 59,000 **Accepted Bldg** 0 **Total** 59,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
83.25	Acres-Back Land	500.00	41,625	100%		41,625
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 99.25		1,175.06 Per Acre		Land Total		116,625

Dwelling Description — Replacement Cost New

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 100	Base	137,926
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,011
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1750	0	Standard	Standard	Average	Basic	134,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	83,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1750	252	C 100	13,411	Avg.	62%	100%	100%	8,315
1 Fr	1750	130	C 100	6,919	Avg.	62%	100%	100%	4,290
Entry	1750	24	C 100	840	Avg.	62%	100%	100%	521
1.75 Barn	1750	3360	E 100	68,216	Avg.	62%	100%	100%	42,294
1.75 Barn	1750	1200	E 100	24,363	Avg.	62%	100%	100%	15,105
(U)Basement	1750	1200	E 100	14,400	Avg.	62%	100%	100%	8,928
Shed	1750	200	E 100	1,500	Fair	54%	100%	100%	810
Shed	1750	33	E 100	248	Avg.	62%	100%	100%	154
Shed	1750	320	E 100	2,400	Avg.	62%	100%	100%	1,488
Shed	1750	512	E 100	3,840	Avg.	62%	100%	100%	2,381
1,862 SFLA		44.90 = $/SFLA (4)				Outbuilding Total			84,286

Accpt Land 117,000 **Accepted Bldg** 168,000 **Total** 285,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 1 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Barn	1750	1700	E 100	34,514	Avg.	62%	100%	100%	21,399
1.75 Barn	1750	4240	E 100	86,083	Avg.	62%	100%	100%	53,371
Shed	1750	420	E 100	3,150	Avg.	62%	100%	100%	1,953
1.75 Barn	1981	3320	E 100	67,404	Avg.	75%	100%	100%	50,553
Pole Barn	1981	4460	E 100	52,516	Avg.	75%	100%	100%	39,387
1,862 SFLA		44.90 = $/SFLA (4)					Outbuilding Total		166,663

Accpt Land 0 **Accepted Bldg** 167,000 **Total** 167,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	117,000	168,000	285,000	117,000	168,000	285,000
2	0	167,000	167,000	0	167,000	167,000
TOTAL	117,000	335,000	452,000	117,000	335,000	452,000

Name: CASTNER, EVELYN G
CASTNER, JOHN W

Map/Lot: R 6 15
Account: 405 Card: 1 of 1 Location: 430 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND LR
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
50.00	Acres-Back Land	500.00	25,000	100%		25,000
Total Acres 52.00		870.19 Per Acre			Land Total	45,250

Accpt Land 45,000 **Accepted Bldg** 0 **Total** 45,000

Map/Lot: R15 69E
Account: 406 Card: 1 of 1 Location: 625 DEPOT ST

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities NoneNone
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
0.80	Acres-Back Land	500.00	400	100%		400
Total Acres 2.80		5,285.71 Per Acre			Land Total	14,800

Accpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

Map/Lot: U 2 15
Account: 407 Card: 1 of 1 Location: 330 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/29/2005
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.24	Acres-Road Frontage	3,000.00	720	100%		720
0.04	Acres-Back Land	500.00	20	100%		20
Total Acres 0.53		71,207.55 Per Acre		Land Total		37,740

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	168,628
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-4,658
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,222
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	2001	Standard	Standard	Good	Basic	176,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	114,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Fr	1810	434	B 100	30,488	Good	68%	95%	100%	19,695
1,638 SFLA		69.72 = $/SFLA (4)					Outbuilding Total		19,695

Accpt Land 38,000 **Accepted Bldg** 134,000 **Total** 172,000

Map/Lot: U 2 7A
Account: 408 Card: 1 of 8 Location: 14 SARA LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/18/2004
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.57	Acres-Baselot (Frct)	11,308.10	85,602	124%		106,147
8.00	# -Apartment	2,000.00	16,000	100%		16,000
8.00	# -Lot Imp PW/PS...	15,000.00	120,000	100%		120,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 7.57		32,648.22 Per Acre		Land Total		247,147

Dwelling Description **Replacement Cost New**

Duplex	Two Story	1,222 Sqft	Grade C 110	Base	157,351
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,006
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	169,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	152,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
2,444 SFLA		62.47 = $/SFLA (4)				Outbuilding Total			1,124

Accpt Land 247,000 **Accepted Bldg** 154,000 **Total** 401,000

Map/Lot: U 2 7A
Account: 408 Card: 2 of 8 Location: 14 SARA LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/18/2004
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description **Replacement Cost New**

Duplex	Two Story	1,204 Sqft	Grade C 110	Base	155,698
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,947
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	167,917

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	151,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	162	C 110	4,220	Avg.	90%	100%	100%	3,798
2,408 SFLA		62.76 = $/SFLA (4)					Outbuilding Total		3,798

Accpt Land 0 **Accepted Bldg** 155,000 **Total** 155,000

Neighborhood 4	Village .5		
Zoning/Use	VILLAGE		
Topography	Below Street		
Utilities	Public WaterPublic Sewer		
Street	Paved		

Sale Data

Sale Date	06/18/2004
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 2		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Dwelling Description — **Replacement Cost New**

Duplex	Two Story	1,222 Sqft	Grade C 110	Base	157,351
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,006
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	169,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	152,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
2,444 SFLA		62.47 = $/SFLA (4)					Outbuilding Total		1,124

Accpt Land	0	**Accepted Bldg**	154,000	**Total**	154,000

Map/Lot: U 2 7A
Account: 408 Card: 4 of 8 Location: 14 SARA LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/18/2004
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description **Replacement Cost New**

Duplex	Two Story	1,222 Sqft	Grade C 110	Base	157,351
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,006
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	169,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	152,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
2,444 SFLA		62.47 = $/SFLA (4)					Outbuilding Total		1,124

Accpt Land 0 **Accepted Bldg** 154,000 **Total** 154,000

Map/Lot: U 2 7A
Account: 408 Card: 5 of 8 Location: 14 SARA LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/18/2004
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description

Duplex	Two Story	1,204 Sqft	Grade C 110	Base	155,698
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,947
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
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
2004	0	Standard	Standard	Average	Basic	167,917

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	151,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	162	C 110	4,220	Avg.	90%	100%	100%	3,798
2,408 SFLA		62.76 = $/SFLA (4)					Outbuilding Total		3,798

Accpt Land 0 **Accepted Bldg** 155,000 **Total** 155,000

Map/Lot: U 2 7A
Account: 408 Card: 6 of 8 Location: 14 SARA LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/18/2004
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description

Duplex	Two Story	1,222 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	157,351
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,006
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	169,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	152,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
Solar Panel	2004	12	C 100	2,400	Avg.	90%	100%	100%	2,160
2,444 SFLA		62.47 = $/SFLA (4)					Outbuilding Total		3,284

Accpt Land 0 **Accepted Bldg** 156,000 **Total** 156,000

Map/Lot: U 2 7A
Account: 408 Card: 7 of 8 Location: 14 SARA LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/18/2004
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description **Replacement Cost New**

Duplex	Two Story	1,204 Sqft	Grade C 110	Base	155,698
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,947
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	167,917

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	151,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	162	C 110	4,220	Avg.	90%	100%	100%	3,798
2,408 SFLA		62.76 = $/SFLA (4)					Outbuilding Total		3,798

Accpt Land 0 **Accepted Bldg** 155,000 **Total** 155,000

Map/Lot: U 2 7A
Account: 408 Card: 8 of 8 Location: 14 SARA LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/18/2004
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description **Replacement Cost New**

Duplex	One Story	2,322 Sqft	Grade C 110	Base	160,332
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,806
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	172,410

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	155,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
Open Fr Porch	2004	24	C 110	625	Avg.	90%	100%	100%	562
Open Fr Porch	2004	55	C 110	1,433	Avg.	90%	100%	100%	1,290
2,322 SFLA		66.83 = $/SFLA (4)					Outbuilding Total		2,414

Accpt Land 0 **Accepted Bldg** 158,000 **Total** 158,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	247,000	154,000	401,000	247,000	154,000	401,000
2	0	155,000	155,000	0	155,000	155,000
3	0	154,000	154,000	0	154,000	154,000
4	0	154,000	154,000	0	154,000	154,000
5	0	155,000	155,000	0	155,000	155,000
6	0	156,000	156,000	0	156,000	156,000
7	0	155,000	155,000	0	155,000	155,000
8	0	158,000	158,000	0	158,000	158,000
TOTAL	247,000	1,241,000	1,488,000	247,000	1,241,000	1,488,000

Map/Lot: U 7 1
Account: 409 Card: 1 of 1 Location: 1840 ATLANTIC HWY

Neighborhood 7	Rt 1 Com B .5		
Zoning/Use	ROUTE 1 COM B RURAL		
Topography			
Utilities	None		
Street	None		
Reference 1			
Reference 2			
Tran/Land/Bldg	8 7 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	7

Land	10,883,000	**Accepted Bldg**	0	**Total**	10,883,000

Map/Lot: U 7 1
Account: 410 Card: 1 of 1 Location: 1840 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND RP
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 8 7 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
2.00	Acres-Baselot (Frct)	70,000.00	140,000	200%		280,000
20.00	Acres-Land Acreage	.00		100%		0
121.70	Acres-Back Land	500.00	60,850	100%		60,850
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 144.20		2,953.19 Per Acre			Land Total	425,850

Accpt Land 426,000 **Accepted Bldg** 0 **Total** 426,000

Map/Lot: R23 58
Account: 411 Card: 1 of 1 Location: 3180 WASHINGTON RD

Neighborhood 20 Industrial 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 8 7 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	900%		450,000
18.00	Acres-Land Acreage	.00		100%		0
5.40	Acres-Road Frontage	3,000.00	16,200	100%		16,200
66.36	Acres-Back Land	500.00	33,180	100%		33,180
Total Acres 91.76		5,442.24 Per Acre		Land Total		499,380

Accpt Land 499,000 **Accepted Bldg** 0 **Total** 499,000

Map/Lot: R18 44A
Account: 412 Card: 1 of 1 Location: 2078 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2001
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1988 ASTRO 14 X 72
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Baselot (Frct)	14,821.34	16,896	100%		16,896
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.14		32,364.91 Per Acre		Land Total		36,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1988	14X68	C 100	40,732	Avg.	51%	100%	100%	20,773
MH Slab	1988	952	C 100	3,227	Avg.	80%	100%	100%	2,582
Gar	1986	432	E 100	8,061	Avg.	79%	100%	100%	6,368
Shed	1986	80	E 100	600	Avg.	79%	100%	100%	474
952 SFLA		184.81 = $/SFLA (4)				Outbuilding Total			30,197

Accpt Land 37,000 **Accepted Bldg** 30,000 **Total** 67,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND RP SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/26/2016
Sale Price	66,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1989 BURLINGTON 14 X 76		
Tran/Land/Bldg	2 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	80%		16,000
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
1.70	Acres-Wasteland/Bog	100.00	170	100%		170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.30		8,830.23 Per Acre		Land Total		37,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1989	14X72	A 100	53,856	Good	63%	100%	100%	33,929
MH Basement	1992	1008	C 100	16,128	Avg.	82%	100%	100%	13,225
Enclosed Fr Porch	1992	156	C 100	7,149	Avg.	82%	100%	100%	5,862
(U)Basement	1992	156	C 100	2,496	Avg.	82%	100%	100%	2,047
Deck	1992	192	C 100	1,728	Avg.	82%	100%	100%	1,417
1,008 SFLA		208.21 = $/SFLA (4)				Outbuilding Total			56,480

Accpt Land	38,000	**Accepted Bldg**	56,000	**Total**	94,000

Neighborhood 16	River Tidal 2
Tree Growth	2005
Zoning/Use	SHORELAND RP SHORELAND BL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/28/2016
Sale Price	350,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2005 (BROWN)		
Reference 2	FARMLAND 2005 (BROWN)		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
9.00	Acres-Pasture F&O	350.00	3,150	100%		3,150
2.00	Acres-Mixed Wood F&O	408.00	816	100%		816
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		12,228.15 Per Acre			Land Total	158,966

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,024 Sqft	Grade C 110	Base	131,774
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,138
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,518
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Standard	Standard	Good	Basic	144,698

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	104,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1963	150	C 110	7,561	Good	72%	100%	100%	5,444
1 Fr	1963	352	C 110	20,606	Good	72%	100%	100%	14,836
(U)Basement	1963	352	C 110	6,195	Good	72%	100%	100%	4,460
Open Fr Porch	1963	16	C 110	417	Good	72%	100%	100%	300
Gar	1963	600	C 110	16,421	Good	72%	100%	100%	11,823
Deck	2006	128	C 110	1,267	Avg.	91%	100%	100%	1,153
1,536 SFLA		67.83 = $/SFLA (4)					Outbuilding Total		38,016

Accpt Land	159,000	**Accepted Bldg**	142,000	**Total**	301,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Baselot (Frct)	24,077.35	13,724	100%		13,724
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.57		59,164.91 Per Acre		Land Total		33,724

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,092 Sqft	Grade C 100	Base	98,804
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,460
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	Standard	Standard	Average	Basic	104,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	76,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1978	48	C 100	1,680	Avg.	73%	100%	100%	1,226
Shed	1978	144	E 100	1,080	Fair	65%	100%	100%	702
1,092 SFLA		69.70 = $/SFLA (4)					Outbuilding Total		1,928

Accpt Land 34,000 **Accepted Bldg** 78,000 **Total** 112,000

Map/Lot: R21 3
Account: 416 Card: 1 of 1 Location: 2195 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1978 BURLINGTON 14 X 70
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	26,390.16	13,195	100%		13,195
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		66,390.00 Per Acre		Land Total		33,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1978	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
MH Slab	1978	924	C 100	3,132	Fair	65%	100%	100%	2,036
Deck	1978	112	C 100	1,008	Fair	65%	100%	100%	655
Enclosed Fr Porch	1978	112	C 100	5,133	Fair	65%	100%	100%	3,336
Shed	1950	162	E 100	1,215	Fair	54%	100%	100%	656
Shed	1940	378	C 100	3,780	Fair	54%	100%	100%	2,041
924 SFLA		103.74 = $/SFLA (4)				Outbuilding Total			28,471

Accpt Land 33,000 **Accepted Bldg** 28,000 **Total** 61,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2018
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Baselot (Frct)	16,715.95	16,047	100%		16,047
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.96		37,548.96 Per Acre			Land Total	36,047

Dwelling Description / **Replacement Cost New**

Bi Level	One Story	1,008 Sqft	Grade C 100	Base	93,536
Exterior	Wood 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	0
Fin. Basement Area	528 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,560
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,502
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,478

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	77,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1975	44	C 100	1,522	Avg.	72%	100%	100%	1,096
Deck	1975	240	C 100	2,160	Avg.	72%	100%	100%	1,555
Shed	1975	180	E 100	1,350	Poor	51%	100%	100%	688
Shed	1975	144	E 100	1,080	Fair	62%	100%	100%	670
Gar	1993	576	E 100	10,748	Avg.	83%	100%	100%	8,921
1,008 SFLA		76.77 = $/SFLA (4)					Outbuilding Total		12,930

Accpt Land 36,000 **Accepted Bldg** 90,000 **Total** 126,000

Map/Lot: U11 43
Account: 418 Card: 1 of 1 Location: 50 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	04/01/1969
Sale Price	8,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.30	Acres-Back Land	500.00	150	100%		150
Total Acres 0.80		52,687.50 Per Acre		Land Total		42,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	956 Sqft	Grade C 100	Base	114,378
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,137
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
1850	0	Standard	Standard	Average	Basic	116,515

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	72,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1850	12	C 100	120	Avg.	62%	100%	100%	74
1.5 Gar	1850	440	E 100	10,425	Avg.	62%	100%	100%	6,464
(U)Basement	1850	440	E 100	5,280	Avg.	62%	100%	100%	3,274
Deck	1998	420	C 100	3,780	Avg.	86%	100%	100%	3,251
1,434 SFLA		50.38 = $/SFLA (4)				Outbuilding Total			13,063

Accpt Land 42,000 **Accepted Bldg** 85,000 **Total** 127,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/28/2014
Sale Price	287,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
300	$/LF -Water Frontage	150.00	45,000	100%		45,000
3.00	Acres-Water Acreage	.00		100%		0
4.00	Acres-Back Land	500.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		15,777.78 Per Acre		Land Total		142,000

Dwelling Description

Cape Cod	One Story	858 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	92,541
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-5,332
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,719
FirePlaces	3			Fireplace	5,693
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2002	Standard	Standard	Average	Basic	97,621

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	95,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	560	C 110	32,783	Avg.	98%	100%	100%	32,127
Shed	1850	216	C 110	2,376	Avg.	98%	100%	100%	2,328
1.5 Barn	1850	588	C 110	15,440	Avg.	98%	100%	100%	15,131
Shed	2007	170	E 100	1,275	Avg.	92%	100%	100%	1,173
Cover-It	2015	384	C 100	768	Avg.	97%	100%	100%	745
858 SFLA		111.50 = $/SFLA (4)					Outbuilding Total		51,504

Accpt Land 142,000 **Accepted Bldg** 147,000 **Total** 289,000

Map/Lot: R 2 49
Account: 420 Card: 1 of 1 Location: 460 GROSS NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	06/01/1993
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
1,137	$/LF -Water Frontage	150.00	170,550	20%	Size/Shape	34,110
11.37	Acres-Water Acreage	.00		100%		0
2.63	Acres-Back Land	500.00	1,315	100%		1,315
Total Acres 16.00		6,901.56 Per Acre		Land Total		110,425

Accpt Land 110,000 **Accepted Bldg** 0 **Total** 110,000

Map/Lot: R 4 21
Account: 421 Card: 1 of 1 Location: 722 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/04/2005
Sale Price	120,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.26	Acres-Baselot (Frct)	31,091.68	39,176	100%		39,176
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.26		50,933.33 Per Acre		Land Total		64,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1984	640	C 100	45,619	Avg.	77%	100%	100%	35,127
						Outbuilding Total			35,127

Accpt Land 64,000 **Accepted Bldg** 35,000 **Total** 99,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
41.00	Acres-Back Land	500.00	20,500	100%		20,500
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 57.00		1,594.74 Per Acre			Land Total	90,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	800 Sqft	Grade C 100	Base	101,952
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,640
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
1800	1978	Standard	Standard	Average	Basic	107,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	80,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1800	98	C 100	882	Avg.	75%	100%	100%	662
1 Fr	1800	184	C 100	9,792	Avg.	75%	100%	100%	7,344
(U)Attic	1800	184	C 100	1,656	Avg.	75%	100%	100%	1,242
1.5 Shed	1800	208	C 100	2,642	Avg.	75%	100%	100%	1,982
1.5 Shed	1800	360	C 100	4,572	Avg.	75%	100%	100%	3,429
Shed	1800	240	C 100	2,400	Avg.	75%	100%	100%	1,800
1.5 Fr	2016	228	C 110	16,949	Avg.	97%	100%	100%	16,441
1 Fr	2016	374	C 110	21,895	Avg.	97%	100%	100%	21,238
1.5 Fr	2016	413	C 110	30,702	Avg.	97%	100%	100%	29,781
1,200 SFLA		67.25 = $/SFLA (4)					Outbuilding Total		83,919

Accpt Land 91,000 **Accepted Bldg** 165,000 **Total** 256,000

Map/Lot: R 1 64D
Account: 423 Card: 1 of 1 Location: 1133 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
1.00	Acres-Water Acreage	.00		100%		0
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
7.00	Acres-Back Land	500.00	3,500	100%		3,500
Total Acres 11.00		8,772.73 Per Acre		Land Total		96,500

Accpt Land 97,000 **Accepted Bldg** 0 **Total** 97,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/21/2017
Sale Price	93,642
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
0.05	Acres-Back Land	500.00	25	100%		25
Total Acres 0.65		57,423.08 Per Acre			Land Total	37,325

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	760 Sqft	Grade C 110	Base	108,643
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	844
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,868
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	114,457

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	77,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	78	C 110	4,566	Good	68%	100%	100%	3,105
1.5 Barn	1880	500	C 110	13,128	Good	68%	100%	100%	8,927
Deck	1988	350	C 110	3,465	Good	68%	100%	100%	2,356
1.75 Gar	1989	1040	B 100	49,174	Good	85%	100%	100%	41,798
Cover-It	2017	240	C 100	480	Avg.	97%	100%	100%	466
1,140 SFLA		68.27 = $/SFLA (4)				Outbuilding Total			56,652

Accpt Land 37,000 **Accepted Bldg** 134,000 **Total** 171,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2000
Sale Price	102,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
0.92	Acres-Back Land	500.00	460	100%		460
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.42		13,000.00 Per Acre		Land Total		44,460

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,184 Sqft	Grade D 100	Base	87,843
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-7,499
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-338
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
1983	0	Standard	Standard	Average	Basic	80,006

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	61,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Barn	1985	1440	E 100	29,236	Avg.	78%	80%	100%	18,243
Open Shed	1988	252	E 100	1,512	Avg.	80%	80%	100%	968
Entry	2016	70	D 100	2,058	Avg.	97%	100%	100%	1,996
1,184 SFLA		52.03 = $/SFLA (4)					Outbuilding Total		21,207

Accpt Land 44,000 **Accepted Bldg** 83,000 **Total** 127,000

Map/Lot: R18 42A
Account: 426 Card: 1 of 1 Location: 1916 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1990
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.19	Acres-Road Frontage	3,000.00	570	100%		570
0.07	Acres-Back Land	500.00	35	100%		35
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.26		17,966.81 Per Acre			Land Total	40,605

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	98,593
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
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
1990	0	Standard	Standard	Average	Basic	98,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	79,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1990	72	E 100	540	Avg.	81%	100%	100%	437
960 SFLA		83.19 = $/SFLA (4)					Outbuilding Total		437

Accpt Land	41,000	Accepted Bldg	80,000	Total	121,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND SP
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.40	Acres-Back Land	500.00	15,200	100%		15,200
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 32.40		475.31 Per Acre		Land Total		15,400

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Below Street
Utilities	None
Street	Paved

Sale Data

Sale Date	03/01/1986
Sale Price	500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	20%		4,000
3.07	Acres-Road Frontage	3,000.00	9,210	20%		1,842
Total Acres 5.07		1,152.27 Per Acre			Land Total	5,842

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Map/Lot: R 1 43
Account: 429 Card: 1 of 1 Location: 701 GROSS NECK RD

Neighborhood	17 River Inlet 2
Tree Growth	2007
Zoning/Use	RESIDENTIAL SHORELAND RP
Topography	Above Street
Utilities	None
Street	Paved

Sale Data

Sale Date	06/14/2010
Sale Price	166,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
2.00	Acres-Water Acreage	.00		100%		0
4.73	Acres-Road Frontage	3,000.00	14,190	100%		14,190
5.27	Acres-Road Frontage	3,000.00	15,810	25%	Restrictio	3,953
5.87	Acres-Under Water	.00		100%		0
59.73	Acres-Back Land	500.00	29,865	25%	Restrictio	7,466
Total Acres 79.60		1,640.82 Per Acre		Land Total		130,609

Accpt Land	131,000	**Accepted Bldg**	0	**Total**	131,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.24	Acres-Back Land	500.00	2,620	100%		2,620
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.24		5,610.50 Per Acre			Land Total	40,620

Dwelling Description — Replacement Cost New

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade B 100	Base	164,017
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	3,186
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full	SFLA	1,620	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Standard	Standard	Average	Basic	172,120

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	100%	100%	166,956

Accpt Land 41,000 **Accepted Bldg** 167,000 **Total** 208,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Under Water	.00		100%		0
77.00	Acres-Landlocked/Rear	200.00	15,400	100%		15,400
Total Acres 80.00		192.50 Per Acre		Land Total		15,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	0	240	E 100	1,800	Fair	54%	100%	100%	972
						Outbuilding Total			972

Accpt Land 15,000 **Accepted Bldg** 1,000 **Total** 16,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/09/2016
Sale Price	224,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
95	$/LF -Water Frontage	150.00	14,250	100%		14,250
0.50	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		159,250.00 Per Acre		Land Total		159,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,356 Sqft	Grade C 110	Base	125,641
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,507
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,222
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
2017	0	Standard	Standard	Average	Basic	129,370

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	40%	100%	50,196

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Gar	1984	864	C 110	38,301	Avg.	77%	100%	100%	29,492
Canopy	1984	54	C 110	523	Avg.	77%	100%	100%	403
1,356 SFLA		37.02 = $/SFLA (4)				Outbuilding Total			29,895

Accpt Land 159,000 **Accepted Bldg** 80,000 **Total** 239,000

Map/Lot: R13 15A
Account: 433 Card: 1 of 1 Location: 3259 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/23/2007
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.01		22,527.36 Per Acre		Land Total		45,280

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	98,593
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Good	Basic	98,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	77,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	224	C 110	2,218	Avg.	80%	100%	100%	1,774
Shed	2000	80	E 100	600	Avg.	87%	100%	100%	522
960 SFLA		81.13 = $/SFLA (4)				Outbuilding Total			2,296

Accpt Land 45,000 **Accepted Bldg** 80,000 **Total** 125,000

Map/Lot: R13 5B
Account: 434 Card: 1 of 1 Location: 2954 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	10/01/1997
Sale Price	52,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
0.71	Acres-Back Land	500.00	355	100%		355
Total Acres 2.71		13,415.13 Per Acre			Land Total	36,355

Accpt Land	36,000	**Accepted Bldg**	0	**Total**	36,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/28/2005
Sale Price	31,800
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Baselot (Frct)	41,998.50	34,439	50%		17,219
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.82		45,389.02 Per Acre		Land Total		37,219

Dwelling Description

Doublewide	One Story	1,296 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	92,814
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,208
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,622
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	88,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	85,939

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2013	192	E 100	1,440	Avg.	96%	100%	100%	1,382
Shed	2014	384	E 100	2,880	Avg.	96%	100%	100%	2,765
Deck	2017	192	D 100	1,452	Avg.	97%	100%	100%	1,408
Deck	2017	64	D 100	484	Avg.	97%	100%	100%	469
1,296 SFLA		66.31 = $/SFLA (4)				Outbuilding Total			6,024

Accpt Land	37,000	**Accepted Bldg**	92,000	**Total**	129,000

Map/Lot: R10 45
Account: 436 Card: 1 of 1 Location: 3419 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
700	$/LF -Water Frontage	150.00	105,000	100%		105,000
7.00	Acres-Water Acreage	.00		100%		0
1.00	Acres-Back Land	500.00	500	100%		500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.00		20,050.00 Per Acre		Land Total		200,500

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,076 Sqft	Grade C 110	Base	173,599
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,734
Rooms	6				
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
1981	0	Standard	Standard	Average	Basic	159,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	119,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1981	33	C 110	1,932	Avg.	75%	100%	100%	1,449
1 Fr	2002	128	C 110	7,493	Avg.	89%	100%	100%	6,669
Deck	2002	128	C 110	1,267	Avg.	89%	100%	100%	1,128
Deck	2002	608	C 110	6,019	Avg.	89%	100%	100%	5,357
Shed	2002	96	C 110	1,056	Avg.	89%	100%	100%	940
2,152 SFLA		55.74 = $/SFLA (4)					Outbuilding Total		15,543

Accpt Land 201,000 **Accepted Bldg** 135,000 **Total** 336,000

Map/Lot: R 9 56
Account: 437 Card: 1 of 1 Location: 1342 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/20/2007
Sale Price	395,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		290,000.00 Per Acre		Land Total		145,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	432 Sqft	Grade C 110	Base	63,150
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,583
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	16,703
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1906	0	Standard	Standard	Good	Basic	76,270

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	51,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1906	306	C 110	17,914	Good	68%	100%	100%	12,182
Gar	1906	408	C 100	10,151	Avg.	62%	100%	100%	6,294
Open Fr Porch	1970	40	C 100	947	Avg.	68%	100%	100%	644
Shed	1970	120	C 100	1,200	Avg.	68%	100%	100%	816
Stairs	2014	30	A 100	760	Avg.	96%	100%	100%	730
432 SFLA		120.06 = $/SFLA (4)					Outbuilding Total		20,666

Accpt Land 145,000 **Accepted Bldg** 73,000 **Total** 218,000

Map/Lot: R18 14
Account: 438 Card: 1 of 1 Location: 1454 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1975
Sale Price	57,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.16	Acres-Road Frontage	3,000.00	18,480	100%		18,480
92.26	Acres-Back Land	500.00	46,130	100%		46,130
16.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 116.42		898.56 Per Acre			Land Total	104,610

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	122,981
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,378
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1821	2003	Standard	Standard	Fair	Basic	133,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	72,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1821	510	C 100	27,142	Fair	54%	100%	100%	14,657
1.5 Shed	1821	799	C 100	10,147	Fair	54%	100%	100%	5,479
1.5 Gar	1821	500	E 100	11,846	Poor	46%	100%	100%	5,449
Shed	1821	100	C 100	1,000	Avg.	62%	100%	100%	620
Gar	2012	1080	C 100	26,870	Avg.	95%	20%	100%	5,105
Gar	2013	480	C 100	11,942	Avg.	96%	100%	100%	11,464
1,596 SFLA		45.27 = $/SFLA (4)					Outbuilding Total		42,774

Accpt Land 105,000 **Accepted Bldg** 115,000 **Total** 220,000

Map/Lot: R19 44A
Account: 439 Card: 1 of 1 Location: 470 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/14/2009
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.25	Acres-Road Frontage	3,000.00	3,750	100%		3,750
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.25		8,371.43 Per Acre			Land Total	43,950

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,400 Sqft	Grade C 100	Base	116,951
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,086
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	121,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	103,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1993	832	E 100	15,525	Avg.	83%	100%	100%	12,886
Deck	1998	560	E 100	3,780	Avg.	86%	100%	100%	3,251
Shed	2002	144	E 100	1,080	Avg.	89%	100%	100%	961
1,400 SFLA		73.98 = $/SFLA (4)					Outbuilding Total		17,098

Accpt Land 44,000 **Accepted Bldg** 121,000 **Total** 165,000

Map/Lot: R20 2
Account: 440 Card: 1 of 1 Location: 100 SIMON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	10/01/1984
Sale Price	7,700
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.80	Acres-Road Frontage	3,000.00	2,400	100%		2,400
1.98	Acres-Back Land	500.00	990	100%		990
Total Acres 4.78		4,893.31 Per Acre		Land Total		23,390

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	07/01/1990
Sale Price	14,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	20%		12,000
47.45	Acres-Unimprov. R/W	300.00	14,235	100%		14,235
2.00	Acres-Under Water	.00		100%		0
Total Acres 51.45		509.91 Per Acre		Land Total		26,235

Accpt Land	26,000	**Accepted Bldg**	0	**Total**	26,000

Name: BREWER, MICHAEL A
BREWER, MICHELLE S
Map/Lot: R23 7- 4
Account: 443 Card: 1 of 1 Location: 3422 WASHINGTON RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.97	Acres-Back Land	500.00	985	100%		985
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.50	Acres-Under Water	.00		100%		0
Total Acres 6.47		9,116.69 Per Acre		Land Total		58,985

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fairmont	M/H	1992	14X76	C 100	45,524	Avg.	51%	100%	100%	23,217
MH Slab		1973	728	C 100	2,468	Avg.	70%	100%	100%	1,728
Deck		1973	96	E 100	648	Avg.	70%	100%	100%	454
Deck		1998	336	E 100	2,268	Avg.	86%	100%	100%	1,950
Shed		1900	360	E 100	2,700	Poor	46%	100%	100%	1,242
Shed		1998	196	E 100	1,470	Avg.	86%	100%	100%	1,264
1,064 SFLA			134.56 = $/SFLA (4)				Outbuilding Total			29,855

Accpt Land 59,000 **Accepted Bldg** 30,000 **Total** 89,000

Map/Lot: R18 56
Account: 444 Card: 1 of 1 Location: 301 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
8.00	Acres-Road Frontage	3,000.00	24,000	100%		24,000
53.00	Acres-Back Land	500.00	26,500	100%		26,500
Total Acres 63.00		1,119.05 Per Acre		Land Total		70,500

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

Map/Lot: R13 37
Account: 445 Card: 1 of 1 Location: 401 COLE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Landlocked/Rear	200.00	2,200	100%		2,200
Total Acres 11.00		200.00 Per Acre			Land Total	2,200

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/06/2017
Sale Price	152,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
200	$/LF -Water Frontage	150.00	30,000	50%		15,000
2.00	Acres-Water Acreage	.00		100%		0
9.00	Acres-Landlocked/Rear	200.00	1,800	100%		1,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		4,561.54 Per Acre		Land Total		59,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	99,403
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	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	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	105,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	61,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	315	C 100	16,764	Avg.	62%	100%	100%	10,394
(F)Attic	1880	315	C 100	7,875	Avg.	62%	100%	100%	4,882
Open Fr Porch	1880	32	C 100	758	Avg.	62%	100%	100%	470
1.5 Barn	1880	1330	E 100	23,810	Avg.	62%	100%	100%	14,762
Enclosed Fr Porch	1880	180	C 100	8,249	Poor	46%	100%	100%	3,795
Deck	1989	262	C 100	2,358	Avg.	80%	100%	100%	1,886
1,152 SFLA		53.69 = $/SFLA (4)					Outbuilding Total		36,189

Accpt Land 59,000 **Accepted Bldg** 98,000 **Total** 157,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1995
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	70%	Topography	105,000
66	$/LF -Water Frontage	150.00	9,900	70%	Topography	6,930
0.66	Acres-Water Acreage	.00		100%		0
1.51	Acres-Road Frontage	3,000.00	4,530	100%		4,530
4.53	Acres-Back Land	500.00	2,265	100%		2,265
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 8.70		17,094.83 Per Acre		Land Total		148,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1996	1600	C 100	114,048	Avg.	85%	100%	100%	96,941
Basement 8 P F	1996	1562	C 100	59,325	Avg.	85%	100%	100%	50,426
Entry	1996	28	C 100	980	Avg.	85%	100%	100%	833
Deck	1996	28	C 100	252	Avg.	85%	100%	100%	214
Enclosed Fr Porch	1971	132	C 100	6,050	Avg.	69%	100%	100%	4,174
Gar	1971	484	C 100	12,042	Avg.	69%	100%	100%	8,309
								Outbuilding Total	160,897

Accpt Land 149,000 **Accepted Bldg** 161,000 **Total** 310,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/21/2018
Sale Price	279,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
1.00	Acres-Water Acreage	.00		100%		0
0.52	Acres-Road Frontage	3,000.00	1,560	100%		1,560
1.48	Acres-Back Land	500.00	740	100%		740
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 5.00		39,860.00 Per Acre			Land Total	199,300

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	896 Sqft	Grade B 100	Base	184,177
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	14,890
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2008	Standard	Standard	Good	Basic	203,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	199,904

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1930	108	B 100	3,375	Good	98%	100%	100%	3,307
Shed	1930	32	B 100	422	Good	98%	100%	100%	414
3 Fr	1930	176	B 100	28,190	Good	98%	100%	100%	27,626
1 Fr	1979	96	B 100	6,744	Good	80%	100%	100%	5,395
Deck	1979	235	B 100	2,792	Good	80%	100%	100%	2,234
Open Shed	1998	128	E 100	768	Avg.	86%	100%	100%	660
Deck	2008	96	B 100	1,140	Good	95%	100%	100%	1,083
Deck	2008	120	B 100	1,426	Good	95%	100%	100%	1,355
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
1,792 SFLA		111.55 = $/SFLA (4)				Outbuilding Total			42,540

Accpt Land 199,000 **Accepted Bldg** 242,000 **Total** 441,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/21/2018
Sale Price	279,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	3 99 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	2000	512	B 100	21,350	Good	91%	100%	100%	19,428
Gar	2005	816	B 100	26,799	Good	93%	100%	100%	24,923
(F) Gar	2005	884	B 100	58,344	Good	93%	100%	100%	54,260
Open Fr Porch	2005	60	B 100	1,876	Good	93%	100%	100%	1,745
Shed	2005	180	B 100	2,376	Good	93%	100%	100%	2,210
Deck	2005	262	B 100	3,113	Good	93%	100%	100%	2,895
Pier	2006	64	C 100	2,560	Avg.	91%	100%	100%	2,330
Ramp	2006	90	C 100	2,025	Avg.	91%	100%	100%	1,843
Float	2006	192	C 100	7,056	Avg.	91%	100%	100%	6,421
1,792 SFLA		111.55 = $/SFLA (4)					Outbuilding Total		116,055

Accpt Land	0	**Accepted Bldg**	116,000	**Total**	116,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	199,000	242,000	441,000	199,000	242,000	441,000
2	0	116,000	116,000	0	116,000	116,000
TOTAL	199,000	358,000	557,000	199,000	358,000	557,000

Map/Lot: R24 38
Account: 449 Card: 1 of 1 Location: 872 JACKSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
26.00	Acres-Blueberry Land	2,000.00	52,000	100%		52,000
23.00	Acres-Back Land	500.00	11,500	100%		11,500
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
Total Acres 55.00		1,165.45 Per Acre		Land Total		64,100

Accpt Land 64,000 **Accepted Bldg** 0 **Total** 64,000

Map/Lot: R 1 90
Account: 450 Card: 1 of 3 Location: 15 BUTTER POINT RD

Neighborhood 12 River Tidal .5

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
95	$/LF -Water Frontage	150.00	14,250	100%		14,250
0.95	Acres-Water Acreage	.00		100%		0
4.51	Acres-Road Frontage	3,000.00	13,530	100%		13,530
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.96		28,989.93 Per Acre		Land Total		172,780

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	638 Sqft	Grade C 100	Base	88,168
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	644
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,914
Rooms	10				
Bedrooms	7	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Fair	Basic	89,718

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	48,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1900	14	C 100	1,792	Fair	54%	100%	100%	968
Deck	1900	180	C 100	1,620	Fair	54%	100%	100%	875
1 Fr	1900	980	C 100	52,156	Fair	54%	100%	100%	28,164
Deck	1900	527	C 100	4,743	Fair	54%	100%	100%	2,561
Enclosed Fr Porch	1900	203	C 100	9,303	Fair	54%	100%	100%	5,024
2 Fr	1900	493	C 100	42,502	Fair	54%	100%	100%	22,951
(U)Basement	1900	493	C 100	7,888	Fair	54%	100%	100%	4,260
Open Fr Porch	1900	112	C 100	2,652	Fair	54%	100%	100%	1,432
2 Fr	1900	272	C 100	23,449	Fair	54%	100%	100%	12,662
Deck	1900	72	C 100	648	Fair	54%	100%	100%	350
957 SFLA		50.62 = $/SFLA (4)				Outbuilding Total			79,247

Accpt Land 173,000 **Accepted Bldg** 128,000 **Total** 301,000

Neighborhood 11 River Usable .5

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 99 14
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 11

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	817	C 100	43,481	Fair	54%	100%	100%	23,480
Open Shed	1900	440	C 100	3,520	Fair	54%	100%	100%	1,901
Tennis Court	1979	6000	C 100	18,000	Poor	56%	50%	100%	5,040
Shed	1900	153	E 100	1,148	Fair	54%	100%	100%	620
Shed	1900	580	E 100	4,350	Fair	54%	100%	100%	2,349
Open Shed	1900	300	E 100	1,800	Fair	54%	100%	100%	972
Cabin	1900	480	C 100	18,096	Avg.	62%	100%	100%	11,220
Open Fr Porch	1900	240	C 100	5,683	Avg.	62%	100%	100%	3,523
Cabin	1900	192	C 100	7,238	Fair	54%	100%	100%	3,909
Open Fr Porch	1900	65	C 100	1,539	Fair	54%	100%	100%	831
957 SFLA		50.62 = $/SFLA (4)						Outbuilding Total	53,845

Accpt Land 0 **Accepted Bldg** 54,000 **Total** 54,000

Neighborhood 11 River Usable .5

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 99 14
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 11

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1900	320	C 100	12,064	Fair	54%	100%	100%	6,515
Open Fr Porch	1900	132	C 100	3,126	Fair	54%	100%	100%	1,688
Stairs	2000	75	C 100	900	Fair	83%	100%	100%	747
Pier	2000	333	B 100	17,582	Good	91%	100%	100%	16,000
Ramp	2000	72	C 100	1,620	Avg.	87%	100%	100%	1,409
Float	2000	192	C 100	7,056	Avg.	87%	100%	100%	6,139
957 SFLA		50.62 = $/SFLA (4)					Outbuilding Total		32,498

Accpt Land 0 **Accepted Bldg** 32,000 **Total** 32,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	173,000	128,000	301,000	173,000	128,000	301,000
2	0	54,000	54,000	0	54,000	54,000
3	0	32,000	32,000	0	32,000	32,000
TOTAL	173,000	214,000	387,000	173,000	214,000	387,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/2000
Sale Price	130,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.72	Acres-Baselot (Frct)	11,113.51	19,115	100%		19,115
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 1.72		29,718.02 Per Acre		Land Total		51,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	1953	930	C 100	41,246	Avg.	62%	100%	100%	25,573
Store 8	1953	1931	C 100	107,035	Avg.	62%	100%	100%	66,362
(F) Gar	1953	2069	C 100	103,450	Avg.	62%	100%	100%	64,139
Open Fr Porch	1990	64	C 100	1,516	Avg.	81%	100%	100%	1,228
Open Fr Porch	2005	150	C 100	3,552	Avg.	91%	100%	100%	3,232
Shed	2006	66	E 100	495	Avg.	91%	100%	100%	450
Green House Hoop	2012	192	C 100	703	Avg.	95%	100%	100%	668
Box Trailer	1980	1	C 100	500	Avg.	75%	100%	100%	375
								Outbuilding Total	162,027

Accpt Land 51,000 **Accepted Bldg** 162,000 **Total** 213,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/14/2007
Sale Price	41,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	10,601.04	19,506	100%		19,506
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		21,470.65 Per Acre		Land Total		39,506

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	740 Sqft	Grade C 100	Base	96,211
Exterior	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	-2,790
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Poor	Basic	96,241

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	44,271

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	375	C 100	19,958	Poor	46%	100%	100%	9,181
(U)Basement	1880	375	C 100	6,000	Poor	46%	100%	100%	2,760
(U)Attic	1880	375	C 100	3,375	Poor	46%	100%	100%	1,553
Open Fr Porch	1880	42	C 100	995	Poor	46%	100%	100%	458
Shed	1880	204	E 100	1,530	Poor	46%	100%	100%	704
Shed	1880	280	E 100	2,100	Poor	46%	100%	100%	966
Deck	1996	560	C 100	5,040	Avg.	85%	100%	100%	4,284
1,110 SFLA		39.88 = $/SFLA (4)					Outbuilding Total		19,906

Accpt Land 40,000 **Accepted Bldg** 64,000 **Total** 104,000

Map/Lot: U 2 12
Account: 453 Card: 1 of 1 Location: 304 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/27/2015
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.22	Acres-Back Land	500.00	110	100%		110
Total Acres 0.47		78,957.45 Per Acre		Land Total		37,110

Dwelling Description

Cape Cod	One & 1/2 Story	400 Sqft	Grade C 110	**Replacement Cost New** Base	77,100
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	983
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	80,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	54,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1800	448	C 110	33,304	Good	68%	100%	100%	22,647
1 Fr	1800	52	C 110	3,044	Good	68%	100%	100%	2,070
Open Fr Porch	1800	21	C 110	547	Good	68%	100%	100%	372
Gar	1800	672	C 110	18,391	Good	68%	100%	100%	12,506
Shed	1800	180	E 100	1,350	Poor	46%	100%	100%	621
600 SFLA		90.84 = $/SFLA (4)				Outbuilding Total			38,216

Accpt Land 37,000 **Accepted Bldg** 93,000 **Total** 130,000

Neighborhood 2	Rural Paved 2
Tree Growth	1981
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/09/2016
Sale Price	405,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1981 (SPEAR)		
Reference 2	FARMLAND 1981 (SPEAR)		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.50	Acres-Pasture F&O	350.00	1,925	100%		1,925
16.50	Acres-Softwood F&O	337.00	5,561	100%		5,561
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 25.00		2,303.44 Per Acre			Land Total	57,586

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,044 Sqft	Grade B 100	Base	160,232
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,195
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,926
Attic	None			Attic	0
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	171,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	116,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1975	576	B 100	65,547	Good	78%	100%	100%	51,127
Patio	1875	432	B 100	2,760	Good	68%	100%	100%	1,877
2.5 Barn	1850	1344	C 100	49,271	Avg.	62%	100%	100%	30,548
1.75 Barn	1850	960	C 100	25,987	Avg.	62%	100%	100%	16,112
2.5 Barn	1850	1088	C 100	39,886	Avg.	62%	100%	100%	24,729
1 Fr	1988	340	C 100	18,095	Avg.	80%	100%	100%	14,476
Swimming Pool	1988	648	C 100	22,317	Avg.	80%	60%	100%	10,712
Patio	1988	792	C 100	3,833	Avg.	80%	60%	100%	1,840
Deck	1988	585	C 100	5,265	Avg.	80%	100%	100%	4,212
Shed	2000	544	C 100	5,440	Avg.	87%	100%	100%	4,733
1,566 SFLA		74.60 = $/SFLA (4)					Outbuilding Total		160,366

Accpt Land	58,000	Accepted Bldg	277,000	Total	335,000

Map/Lot: U 4 50
Account: 455 Card: 1 of 1 Location: 898 MAIN ST

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 05/01/1974
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.03	Acres-Baselot (Frct)	529,364	15,881	100%		15,881
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.03		1,329,366.67 Per Acre		Land Total		39,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1985	1152	B 100	87,999	Good	82%	100%	100%	72,159
Office 10	1985	1152	B 100	114,412	Good	82%	100%	100%	93,818
Office 10	1985	1152	B 100	114,412	Good	82%	100%	100%	93,818
Patio	1985	64	B 100	409	Good	83%	100%	100%	339
							Outbuilding Total		260,134

Accpt Land 40,000 **Accepted Bldg** 260,000 **Total** 300,000

Map/Lot: R18 61
Account: 456 Card: 1 of 1 Location: 726 REEF RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	06/01/2002
Sale Price	44,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	80%		28,000
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
123.00	Acres-Back Land	500.00	61,500	100%		61,500
14.00	Acres-Under Water	.00		100%		0
Total Acres 144.00		725.69 Per Acre		Land Total		104,500

Accpt Land 105,000 **Accepted Bldg** 0 **Total** 105,000

Map/Lot: U 4 59
Account: 457 Card: 1 of 1 Location: 77 SCHOOL ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/09/2012
Sale Price	295,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.31	Acres-Road Frontage	3,000.00	930	100%		930
Total Acres 0.56		89,160.71 Per Acre		Land Total		49,930

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	972 Sqft	Grade A 100	Base	309,722
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Slate	Roof	18,007
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-7,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	16				
Bedrooms	9	Add Fixtures	0		
Baths	5	Half Baths	2	Plumbing	33,718
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1998	Standard	Standard	Good	Basic	361,575

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	245,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	650	A 100	72,991	Good	68%	100%	100%	49,634
(F)Attic	1880	510	A 100	26,902	Good	68%	100%	100%	18,293
Open Fr Porch	1880	28	A 100	1,399	Good	68%	100%	100%	951
Bay Window	1880	20	A 100	5,402	Good	68%	100%	100%	3,673
Patio	1992	128	A 100	1,308	Good	87%	100%	100%	1,138
Open Fr Porch	1998	160	A 100	7,995	Good	90%	100%	100%	7,196
Deck	1992	534	A 100	10,141	Good	87%	100%	100%	8,823
1.75 Fr	1998	806	A 100	130,322	Good	90%	100%	100%	117,290
(U)Attic	1998	806	A 100	15,306	Good	90%	100%	100%	13,775
Bay Window	1998	12	A 100	3,241	Good	90%	100%	100%	2,917
1,944 SFLA		126.48 = $/SFLA (4)				Outbuilding Total			223,690

Accpt Land 50,000 **Accepted Bldg** 470,000 **Total** 520,000

Map/Lot: R11 22
Account: 458 Card: 1 of 1 Location: 1314 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	01/03/2017
Sale Price	72,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
17.65	Acres-Back Land	500.00	8,825	100%		8,825
Total Acres 25.65		1,825.54 Per Acre		Land Total		46,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1989	800	C 100	8,000	Avg.	80%	100%	100%	6,400
Deck	1989	48	C 100	432	Avg.	80%	100%	100%	346
(F)Attic	1989	400	C 100	10,000	Avg.	80%	100%	100%	8,000
							Outbuilding Total		14,746

Accpt Land 47,000 **Accepted Bldg** 15,000 **Total** 62,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND SP
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/05/2016
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	150,716	67,822	31%		21,025
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.45		80,055.56 Per Acre		Land Total		36,025

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 100	Base	127,442
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,503
Rooms	13				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	6,580
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
1850	0	Standard	Standard	Average	Basic	136,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	84,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	100	C 100	5,322	Avg.	62%	100%	100%	3,300
Deck	1981	140	C 100	1,260	Avg.	75%	100%	100%	945
1.5 Fr	1850	486	C 100	32,844	Avg.	62%	100%	100%	20,363
1,680 SFLA		50.38 = $/SFLA (4)					Outbuilding Total		24,608

Accpt Land 36,000 **Accepted Bldg** 109,000 **Total** 145,000

Map/Lot: R17 52
Account: 460 Card: 1 of 1 Location: 1675 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
4.50	Acres-Road Frontage	3,000.00	13,500	100%		13,500
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.50		12,384.62 Per Acre			Land Total	80,500

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,056 Sqft	Grade C 100	Base	96,546
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,981
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,112
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,280
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	Standard	Standard	Average	Basic	95,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	240	C 100	2,160	Avg.	84%	100%	100%	1,814
Gar	1900	520	E 100	9,704	Poor	46%	100%	100%	4,464
Astro M/H	1987	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Deck	1987	192	E 100	1,296	Poor	65%	100%	100%	842
Gar	1991	484	E 100	9,032	Fair	76%	100%	100%	6,864
1,980 SFLA		29.98 = $/SFLA (4)					Outbuilding Total		25,844

Accpt Land 81,000 **Accepted Bldg** 85,000 **Total** 166,000

Map/Lot: R16 2A
Account: 461 Card: 1 of 1 Location: LANDLOCKED

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.11	Acres-Baselot (Frct)	45,301.88	50,285	5%		2,514
Total Acres 1.11		2,264.86 Per Acre			Land Total	2,514

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: R15 48
Account: 462 Card: 1 of 1 Location: 558 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
14.80	Acres-Back Land	500.00	7,400	100%		7,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 16.80		2,821.43 Per Acre			Land Total	47,400

Dwelling Description **Replacement Cost New**

Ranch	One Story	860 Sqft	Grade C 110	Base	91,763
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,410
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	95,241

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,049

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1995	64	C 110	3,226	Avg.	84%	100%	100%	2,710
1 Fr	1989	314	C 110	18,382	Avg.	80%	100%	100%	14,706
Shed	1990	144	C 100	1,440	Avg.	81%	100%	100%	1,166
Gar	1995	672	C 100	16,719	Avg.	84%	100%	100%	14,044
860 SFLA		68.66 = $/SFLA (4)					Outbuilding Total		32,626

Accpt Land 47,000 **Accepted Bldg** 92,000 **Total** 139,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/26/2018
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1980 OXFORD 14 X 76
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.04	Acres-Road Frontage	3,000.00	6,120	100%		6,120
0.56	Acres-Back Land	500.00	280	100%		280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.60		10,086.96 Per Acre			Land Total	46,400

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford	M/H	1980	14X72	A 100	53,856	Avg.	51%	100%	100%	27,467
MH Slab		1986	1008	C 100	3,417	Avg.	79%	100%	100%	2,699
Shed		1973	600	E 100	4,500	Avg.	70%	100%	100%	3,150
Shed		1970	96	E 100	720	Avg.	68%	100%	100%	490
Deck		2014	96	C 100	864	Avg.	96%	100%	100%	829
Deck		2014	240	C 100	2,160	Avg.	96%	100%	100%	2,074
Gar		2014	280	C 100	6,966	Avg.	96%	100%	100%	6,687
1,008 SFLA			85.83 = $/SFLA (4)					Outbuilding Total		43,396

Accpt Land	46,000	**Accepted Bldg**	43,000	**Total** 89,000

Map/Lot: R13 61B
Account: 464 Card: 1 of 1 Location: 733 OLD ROUTE 1

Neighborhood 20 Industrial 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	04/01/1996
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
3.10	Acres-Road Frontage	3,000.00	9,300	100%		9,300
22.90	Acres-Back Land	500.00	11,450	100%		11,450
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 28.00		3,062.50 Per Acre		Land Total		85,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 12	1996	3594	D 100	87,851	Avg.	85%	100%	100%	74,673
2 Open Shed	1998	4110	D 100	44,743	Avg.	86%	100%	100%	38,479
2 Open Shed	2001	900	D 100	9,798	Avg.	88%	100%	100%	8,622
Shed	2001	256	D 100	2,150	Avg.	88%	100%	100%	1,892
Open Shed	2001	240	D 100	1,613	Avg.	88%	100%	100%	1,419
Canopy	2001	240	D 100	1,774	Avg.	88%	100%	100%	1,561
Canopy	2001	240	D 100	1,774	Avg.	88%	100%	100%	1,561
2 Open Shed	2004	2800	D 100	30,482	Avg.	90%	100%	100%	27,434
							Outbuilding Total		155,641

Accpt Land 86,000 **Accepted Bldg** 156,000 **Total** 242,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 2002 REDMAN 16 X 76
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	10,765.40	19,378	100%		19,378
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.80		19,654.44 Per Acre		Land Total		35,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman .....M/H	2002	16X76	B 100	56,164	Avg.	51%	100%	100%	28,644
Deck	2001	64	C 100	576	Avg.	88%	100%	100%	507
Deck	2001	366	C 100	3,294	Avg.	88%	100%	100%	2,899
MH Slab	2001	1216	C 100	4,122	Avg.	88%	100%	100%	3,627
1,216 SFLA		94.70 = $/SFLA (4)				Outbuilding Total			35,677

Accpt Land 35,000 **Accepted Bldg** 36,000 **Total** 71,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/22/2006
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.60		20,692.31 Per Acre			Land Total	53,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1930	192	E 100	1,440	Fair	54%	100%	100%	778
1.75 Shed	1930	144	E 100	1,556	Fair	54%	100%	100%	840
Astro M/H	1999	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
MH Slab	1999	924	C 100	3,132	Avg.	87%	100%	100%	2,725
924 SFLA		146.45 = $/SFLA (4)				Outbuilding Total			24,505

Accpt Land	54,000	**Accepted Bldg**	25,000	**Total**	79,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/11/2013
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	1989 FAIRMONT 14 X 76
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	23,228.18	13,937	100%		13,937
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		56,561.67 Per Acre		Land Total		33,937

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fairmont	M/H	1989	14X72	C 100	43,128	Fair	40%	100%	100%	17,251
Shed		1900	288	E 100	2,160	Poor	46%	100%	100%	994
Gar		1988	676	E 100	12,614	Poor	66%	80%	100%	6,660
1,008 SFLA			151.36 = $/SFLA (4)				Outbuilding Total			24,905

Accpt Land	34,000	**Accepted Bldg**	25,000	**Total** 59,000

Map/Lot: R23 24A
Account: 469 Card: 1 of 1 Location: 1920 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1991
Sale Price	22,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.53	Acres-Road Frontage	3,000.00	4,590	100%		4,590
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.53		12,631.73 Per Acre		Land Total		44,590

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,056 Sqft	Grade C 100	Base	95,591
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,573
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
1992	0	Standard	Standard	Average	Basic	97,164

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	79,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1992	28	C 100	663	Avg.	82%	100%	100%	544
Entry	1994	48	C 100	1,680	Avg.	84%	100%	100%	1,411
Deck	1994	222	C 100	1,998	Avg.	84%	100%	100%	1,678
Enclosed Fr Porch	1994	144	C 100	6,600	Avg.	84%	100%	100%	5,544
Shed	1997	56	E 100	420	Avg.	86%	100%	100%	361
Gar	1997	576	E 100	10,748	Avg.	86%	100%	100%	9,243
Shed	1999	288	E 100	2,160	Avg.	87%	100%	100%	1,879
Shed	2002	128	E 100	960	Avg.	89%	100%	100%	854
1 Fr	2004	336	C 100	17,882	Avg.	90%	100%	100%	16,094
1,056 SFLA		75.45 = $/SFLA (4)				Outbuilding Total			37,608

Accpt Land 45,000 **Accepted Bldg** 117,000 **Total** 162,000

Map/Lot: R13 62A
Account: 470 Card: 1 of 1 Location: 685 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/18/2019
Sale Price	73,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2	1981 BURLINGTON 14 X 72		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.89	Acres-Road Frontage	3,000.00	2,670	100%		2,670
1.79	Acres-Back Land	500.00	895	100%		895
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.68		9,308.76 Per Acre			Land Total	43,565

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin		1900	240	C 100	9,048	Avg.	62%	100%	100%	5,610
Gar		1971	720	C 100	17,914	Avg.	69%	100%	100%	12,361
Burlington	M/H	1981	14X68	A 100	50,864	Fair	40%	100%	100%	20,346
Deck		2001	120	E 100	810	Avg.	88%	100%	100%	713
952 SFLA			150.74 = $/SFLA (4)					Outbuilding Total		39,030

Accpt Land	44,000	**Accepted Bldg**	39,000	**Total**	83,000

Map/Lot: R 5 73- 4
Account: 471 Card: 1 of 1 Location: 479 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/15/2012
Sale Price	159,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	90%		19,800
0.51	Acres-Road Frontage	3,000.00	1,530	100%		1,530
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.01		40,920.79 Per Acre		Land Total		41,330

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,226 Sqft	Grade B 100	Base	141,516
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,607
Heating	100% Electric	Cooling	0% None	Heat	-550
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
1984	0	Standard	Standard	Average	Basic	143,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	110,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1984	44	B 100	2,009	Avg.	77%	100%	100%	1,547
Shed	1984	80	E 100	600	Fair	70%	100%	100%	420
1,226 SFLA		90.17 = $/SFLA (4)				Outbuilding Total			1,967

Accpt Land 41,000 **Accepted Bldg** 113,000 **Total** 154,000

Map/Lot: R 5 34
Account: 472 Card: 1 of 1 Location: 647 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/2009
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.47	Acres-Road Frontage	3,000.00	1,410	100%		1,410
8.53	Acres-Back Land	500.00	4,265	100%		4,265
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.00		6,425.00 Per Acre			Land Total	70,675

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	122,981
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,011
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,378
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
1810	1977	Standard	Standard	Average	Basic	121,348

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	94,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1810	92	C 100	2,179	Avg.	78%	100%	100%	1,700
1 Fr	1810	398	C 100	21,182	Avg.	62%	100%	100%	13,133
Shed	1989	546	C 100	5,460	Avg.	80%	100%	100%	4,368
Deck	1995	240	C 100	2,160	Avg.	84%	100%	100%	1,814
1.5 Barn	1810	1036	E 100	18,547	Poor	46%	50%	100%	4,266
1,596 SFLA		59.31 = $/SFLA (4)					Outbuilding Total		25,281

Accpt Land 71,000 **Accepted Bldg** 120,000 **Total** 191,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1996
Sale Price	38,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Baselot (Frct)	119,483	14,338	100%		14,338
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.12		244,483.33 Per Acre		Land Total		29,338

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	660 Sqft	Grade C 100	Base	101,803
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-2,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
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
1800	1998	Standard	Standard	Average	Basic	99,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	58,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	288	C 100	15,327	Avg.	62%	100%	100%	9,503
1,155 SFLA		50.65 = $/SFLA (4)				Outbuilding Total			9,503

Accpt Land 29,000 **Accepted Bldg** 68,000 **Total** 97,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.82	Acres-Baselot (Frct)	24,035.52	43,745	80%		34,996
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.82		30,217.58 Per Acre		Land Total		54,996

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	440 Sqft	Grade C 110	Base	79,809
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,082
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
1945	0	Standard	Standard	Good	Basic	80,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	55,006

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1945	18	C 110	469	Good	68%	100%	100%	319
1 Fr	1945	182	C 110	10,655	Good	68%	100%	100%	7,245
Entry	1945	48	C 110	1,848	Good	68%	100%	100%	1,257
Deck	2017	294	C 110	2,911	Good	98%	100%	100%	2,853
660 SFLA		83.34 = $/SFLA (4)					Outbuilding Total		11,674

Accpt Land 55,000 **Accepted Bldg** 67,000 **Total** 122,000

Map/Lot: R 9 3
Account: 475 Card: 1 of 1 Location: 452 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1994
Sale Price	32,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.37	Acres-Baselot (Frct)	29,322.37	40,172	80%		32,137
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.37		38,056.20 Per Acre		Land Total		52,137

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	480 Sqft	Grade D 100	Base	71,995
Exterior	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 Space	Basement	-1,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1940	1990	Standard	Standard	Average	Basic	70,096

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	43,460

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1940	288	D 100	20,856	Avg.	62%	100%	100%	12,931
(U)Basement	1940	144	D 100	1,935	Avg.	62%	100%	100%	1,200
1 Fr	1990	160	D 100	7,153	Avg.	81%	100%	100%	5,794
(U)Basement	1990	160	D 100	2,150	Avg.	81%	100%	100%	1,742
Deck	1990	40	D 100	302	Avg.	81%	100%	100%	245
Gar	1940	280	E 100	5,224	Poor	46%	100%	100%	2,403
Metal Building	2002	1600	E 100	28,500	Avg.	89%	50%	100%	12,682
Metal Building	2004	1200	E 100	21,375	Avg.	90%	50%	100%	9,619
Cover-It	2011	1800	E 100	2,700	Avg.	94%	100%	100%	2,538
840 SFLA		51.74 = $/SFLA (4)				Outbuilding Total			49,154

Accpt Land 52,000 **Accepted Bldg** 93,000 **Total** 145,000

Map/Lot: U10 18
Account: 476 Card: 1 of 1 Location: 65 ELM ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/1990
Sale Price	200,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 20 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.63	Acres-Road Frontage	3,000.00	4,890	100%		4,890
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.07	Acres-Back Land	500.00	535	100%		535
Total Acres 3.20		13,257.81 Per Acre		Land Total		42,425

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,305 Sqft	Grade B 100	Base	236,655
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,607
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,133
Rooms	10				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,445
Attic	Floor & Stairs			Attic	8,613
FirePlaces	5			Fireplace	8,745
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	0	Standard	Standard	Average	Basic	269,198

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	166,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1825	45	B 100	1,407	Avg.	62%	100%	100%	872
1 Fr	1825	96	B 100	6,744	Avg.	62%	100%	100%	4,181
Open Fr Porch	1825	24	B 100	750	Avg.	62%	200%	100%	930
Bay Window	1825	21	B 100	3,548	Avg.	62%	100%	100%	2,200
Patio	1825	1324	B 100	8,459	Avg.	62%	100%	100%	5,245
1 Fr	1825	1806	B 100	126,872	Avg.	62%	100%	100%	78,661
(U)Basement	1825	1806	B 100	38,143	Avg.	62%	100%	100%	23,649
Open Fr Porch	1825	36	B 100	1,125	Avg.	62%	100%	100%	697
Patio	1825	279	B 100	1,782	Avg.	62%	100%	100%	1,105
Shed	1825	368	E 100	2,760	Poor	46%	100%	100%	1,270
2,610 SFLA		63.95 = $/SFLA (4)				Outbuilding Total			118,810

Accpt Land 42,000 **Accepted Bldg** 286,000 **Total** 328,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/12/2006
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.55	Acres-Baselot (Frct)	20,918.32	32,423	100%		32,423
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.55		33,821.29 Per Acre		Land Total		52,423

Dwelling Description

Ranch	One Story	1,200 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	88,686
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,502
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
1973	0	Standard	Standard	Average	Basic	90,188

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	63,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1973	228	D 100	1,724	Avg.	70%	100%	100%	1,207
Deck	1973	72	D 100	544	Avg.	70%	100%	100%	381
1,200 SFLA		52.61 = $/SFLA (4)				Outbuilding Total			1,588

Accpt Land 52,000 **Accepted Bldg** 65,000 **Total** 117,000

Map/Lot: R20 30-4
Account: 478 Card: 1 of 1 Location: 55 CHAPEL RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	02/25/2014
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.71	Acres-Back Land	500.00	1,855	100%		1,855
Total Acres 5.71		3,827.50 Per Acre		Land Total		21,855

Accpt Land	22,000	**Accepted Bldg**	0	**Total**	22,000

Map/Lot: R18 41
Account: 479 Card: 1 of 1 Location: 1899 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/14/2018
Sale Price	79,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Baselot (Frct)	33,874.54	11,856	100%		11,856
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.35		91,017.14 Per Acre			Land Total	31,856

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	888 Sqft	Grade C 100	Base	108,962
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	Standard	Standard	Average	Basic	108,962

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	67,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	144	E 100	1,080	Fair	54%	100%	100%	583
Deck	1996	196	C 100	1,764	Avg.	85%	100%	100%	1,499
1,332 SFLA		50.72 = $/SFLA (4)					Outbuilding Total		2,082

Accpt Land 32,000 **Accepted Bldg** 70,000 **Total** 102,000

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	01/04/2012
Sale Price	43,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
56.30	Acres-Landlocked/Rear	200.00	11,260	100%		11,260
Total Acres 56.30		200.00 Per Acre		Land Total		11,260

Accpt Land	11,000	**Accepted Bldg**	0	**Total**	11,000

Map/Lot: R 9 52
Account: 481 Card: 1 of 1 Location: 1300 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/10/2010
Sale Price	87,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	269,135	121,111	100%		121,111
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.45		313,580.00 Per Acre		Land Total		141,111

Dwelling Description

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	122,606
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	853
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Standard	Standard	Good	Basic	130,659

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	91,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1958	480	C 100	11,942	Good	70%	100%	100%	8,359
Shed	1958	80	C 100	800	Good	70%	100%	100%	560
Deck	1990	480	C 100	4,320	Good	86%	100%	100%	3,715
Deck	2014	54	C 100	486	Good	98%	100%	100%	476
Deck	2014	32	C 100	288	Good	98%	100%	100%	282
Stairs	2014	48	C 100	576	Good	98%	100%	100%	564
1,344 SFLA		68.05 = $/SFLA (4)				Outbuilding Total			13,956

Accpt Land 141,000 **Accepted Bldg** 105,000 **Total** 246,000

Map/Lot: U10 10-11
Account: 482 Card: 1 of 1 Location: 11 MEDOMAK PARK

Neighborhood 4	Village .5
Zoning/Use	VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 99 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	4

Sale Data

Sale Date	04/15/2015
Sale Price	3,095
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline Homette.	1984	14X52	C 100	31,148	Poor	30%	100%	100%	9,344
728 SFLA		138.47 = $/SFLA (4)				Outbuilding Total			9,344

Accpt Land	0	**Accepted Bldg**	9,000	**Total**	9,000

Map/Lot: R 7 31
Account: 483 Card: 1 of 1 Location: 289 SPRUCE LN

Neighborhood 16 River Tidal 2

Sale Data

Sale Date	03/10/2005
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	4 3 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
583	$/LF -Water Frontage	150.00	87,450	100%		87,450
2.76	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 4.76		56,186.97 Per Acre		Land Total		267,450

Dwelling Description **Replacement Cost New**

Colonial	Two Story	2,100 Sqft	Grade B 100	Base	345,658
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-13,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	8,261
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Standard	Standard	Good	Basic	352,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	240,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1920	600	B 100	18,755	Good	68%	100%	100%	12,753
Open Fr Porch	1920	600	B 100	18,755	Good	68%	100%	100%	12,753
Open Fr Porch	1920	60	B 100	1,876	Good	68%	100%	100%	1,276
Gar	1920	600	C 100	14,928	Good	68%	100%	100%	10,151
Shed	1920	99	C 100	990	Good	68%	100%	100%	673
Shed	1920	600	C 100	6,000	Good	68%	100%	100%	4,080
Shed	1920	180	C 100	1,800	Good	68%	100%	100%	1,224
Shed	2000	180	C 100	1,800	Good	91%	100%	100%	1,638
Stairs	2004	120	C 100	1,440	Good	93%	100%	100%	1,339
4,200 SFLA		57.14 = $/SFLA (4)				Outbuilding Total			45,887

Accpt Land 267,000 **Accepted Bldg** 286,000 **Total** 553,000

Map/Lot: R 7 22
Account: 484 Card: 1 of 1 Location: 2 SPRUCE LN

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	8,000	**Accepted Bldg**	0	**Total**	8,000

Map/Lot: R 7 22
Account: 485 Card: 1 of 1 Location: 2 SPRUCE LN

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Baselot (Frct)	46,917.50	32,842	25%		8,211
Total Acres 0.70		11,730.00 Per Acre			Land Total	8,211

Accpt Land 8,000 **Accepted Bldg** 0 **Total** 8,000

Map/Lot: R 7 31A
Account: 486 Card: 1 of 1 Location: 119 SPRUCE LN

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/22/2010
Sale Price	775,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
935	$/LF -Water Frontage	150.00	140,250	100%		140,250
9.35	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
19.80	Acres-Back Land	500.00	9,900	100%		9,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 41.15		8,509.11 Per Acre		Land Total		350,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,014 Sqft	Grade B 100	Base	157,078
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	268 Sqft, Grade B	Basement Gar	None	Fin Bsmt	7,075
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,992
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1936	0	Standard	Standard	Good	Basic	179,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	121,872

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1936	240	B 100	16,860	Good	68%	100%	100%	11,465
1 Fr	1936	216	B 100	15,175	Good	68%	100%	100%	10,319
1 Fr	1936	450	B 100	31,613	Good	68%	100%	100%	21,497
(U)Basement	1936	450	B 100	9,504	Good	68%	100%	100%	6,463
(U)Attic	1936	450	B 100	5,346	Good	68%	100%	100%	3,635
2.5 Barn	1936	1188	C 100	43,552	Good	68%	100%	100%	29,615
Shed	1936	900	C 100	9,000	Good	68%	100%	100%	6,120
1,521 SFLA		80.13 = $/SFLA (4)					Outbuilding Total		89,114

Accpt Land 350,000 **Accepted Bldg** 211,000 **Total** 561,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/2014
Sale Price	12,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 99 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Ritz Craft.....	1988	14X71	C 100	42,529	Poor	30%	100%	100%	12,759
Shed	1988	64	E 100	480	Poor	66%	100%	100%	317
994 SFLA		135.44 = $/SFLA (4)				Outbuilding Total			13,076

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1988
Sale Price	345,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.08	Acres-Road Frontage	3,000.00	240	100%		240
Total Acres 2.08		31,365.38 Per Acre		Land Total		65,240

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	930 Sqft	Grade B 100	Base	146,776
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Good	Basic	158,854

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	108,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1990	232	B 100	16,298	Good	86%	100%	100%	14,016
1 Fr	1880	375	B 100	26,345	Good	68%	100%	100%	17,915
Deck	1978	250	B 100	2,970	Good	80%	100%	100%	2,376
Shed	1978	216	C 100	2,160	Avg.	73%	100%	100%	1,577
Shed	1880	120	C 100	1,200	Avg.	62%	100%	100%	744
Shed	1880	144	C 100	1,440	Avg.	62%	100%	100%	893
Shed	1880	600	C 100	6,000	Avg.	62%	100%	100%	3,720
2.5 Barn	1880	2268	C 100	83,145	Avg.	62%	100%	100%	51,550
(U)Basement	1880	2268	C 100	36,288	Avg.	62%	100%	100%	22,499
1,395 SFLA		77.43 = $/SFLA (4)				Outbuilding Total			115,290

Accpt Land 65,000 **Accepted Bldg** 223,000 **Total** 288,000

Map/Lot: R 7 41
Account: 489 Card: 1 of 2 Location: 348 GLENHURST LN

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/19/2018
Sale Price	750,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
419	$/LF -Water Frontage	150.00	62,850	100%		62,850
4.19	Acres-Water Acreage	.00		100%		0
1.61	Acres-Road Frontage	3,000.00	4,830	100%		4,830
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 7.80		31,112.82 Per Acre			Land Total	242,680

Dwelling Description **Replacement Cost New**

Colonial	Two Story	905 Sqft	Grade B 100	Base	185,384
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	3,560
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	2016	Standard	Standard	Good	Basic	202,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	171,924

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1915	612	B 100	42,994	Good	85%	100%	100%	36,545
2 Fr	1915	585	B 100	66,572	Good	85%	100%	100%	56,586
Deck	1915	60	B 100	713	Good	85%	100%	100%	606
Open Fr Porch	1915	55	B 100	1,719	Good	85%	100%	100%	1,461
(F)Attic	1915	55	B 100	1,815	Good	85%	100%	100%	1,543
Enclosed Fr Porch	1915	298	B 100	18,027	Good	85%	100%	100%	15,323
(F)Attic	1915	298	B 100	9,834	Good	85%	100%	100%	8,359
Open Fr Porch	1915	351	B 100	10,972	Good	85%	100%	100%	9,326
Deck	1915	380	B 100	4,514	Good	85%	100%	100%	3,837
Deck	2011	96	B 100	1,140	Good	96%	100%	100%	1,094
1,810 SFLA		94.99 = $/SFLA (4)					Outbuilding Total		134,680

Accpt Land 243,000 **Accepted Bldg** 307,000 **Total** 550,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/19/2018
Sale Price	750,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 3 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1915	216	C 100	2,160	Good	68%	100%	100%	1,469
Shed	1915	140	C 100	1,400	Good	68%	100%	100%	952
Shed	1915	325	C 100	3,250	Good	68%	100%	100%	2,210
Gar	1915	820	C 100	20,402	Good	68%	100%	100%	13,873
Open Fr Porch	1915	49	C 100	1,160	Good	68%	100%	100%	789
1.5 Gar	2000	576	B 100	24,019	Good	91%	100%	100%	21,857
1,810 SFLA		94.99 = $/SFLA (4)				Outbuilding Total			41,150

Accpt Land	0	**Accepted Bldg**	41,000	**Total**	41,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	243,000	307,000	550,000	243,000	307,000	550,000
2	0	41,000	41,000	0	41,000	41,000
TOTAL	243,000	348,000	591,000	243,000	348,000	591,000

Map/Lot: R 7 59
Account: 490 Card: 1 of 1 Location: 1302 FRIENDSHIP RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND SP RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.00	Acres-Unimprov. R/W	300.00	6,900	100%		6,900
Total Acres 23.00		300.00 Per Acre			Land Total	6,900

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Map/Lot: R 1 67
Account: 491 Card: 1 of 1 Location: 1169 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	01/01/1970
Sale Price	4,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	50%	Riverfront	37,500
4.00	Acres-Back Land	500.00	2,000	100%		2,000
Total Acres 6.00		6,583.33 Per Acre			Land Total	39,500

Accpt Land 40,000 **Accepted Bldg** 0 **Total** 40,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/22/2015
Sale Price	361,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
0.69	Acres-Road Frontage	3,000.00	2,070	100%		2,070
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 2.69		70,286.25 Per Acre		Land Total		189,070

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	104,057
Exterior	Cement 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	0
Fin. Basement Area	780 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,160
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,705
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	2016	Standard	Standard	Good	Basic	126,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	103,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sunspace	1983	216	C 110	12,652	Good	82%	100%	100%	10,375
Deck	1983	158	C 110	1,564	Good	82%	100%	100%	1,282
Pier	1983	48	C 100	1,920	Avg.	77%	100%	100%	1,478
Ramp	1983	84	C 100	1,890	Avg.	77%	100%	100%	1,455
Float	1983	96	C 100	3,528	Avg.	77%	100%	100%	2,717
Gar	1987	672	C 100	16,719	Avg.	79%	100%	100%	13,208
Sunspace	2015	396	C 110	23,196	Good	98%	100%	100%	22,732
Deck	2016	432	C 110	4,277	Good	98%	100%	100%	4,191
Shed	2016	216	C 110	2,376	Good	98%	100%	100%	2,328
1,040 SFLA		99.37 = $/SFLA (4)				Outbuilding Total			59,766

Accpt Land 189,000 **Accepted Bldg** 163,000 **Total** 352,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/22/2015
Sale Price	361,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 99 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Dwelling Description **Replacement Cost New**

Ranch	One Story	780 Sqft	Grade C 110	Base	87,159
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	Frost Wall	Basement	-4,444
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	1,278
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,533
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Standard	Standard	Good	Basic	95,624

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	93,712

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck	2016	524	C 110	5,188	Good	98%	100%	100%	5,084
780 SFLA		120.14 = $/SFLA (4)					Outbuilding Total		5,084

Accpt Land 0 **Accepted Bldg** 99,000 **Total** 99,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	189,000	163,000	352,000	189,000	163,000	352,000
2	0	99,000	99,000	0	99,000	99,000
TOTAL	189,000	262,000	451,000	189,000	262,000	451,000

Map/Lot: R 1 48A
Account: 493 Card: 1 of 1 Location: 1030 GROSS NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
3	$/LF -Water Frontage	150.00	450	100%		450
0.03	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
0.65	Acres-Back Land	500.00	325	100%		325
Total Acres 2.68		65,587.69 Per Acre		Land Total		175,775

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 100	Base	162,335
Exterior	Wood 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	0
Fin. Basement Area	230 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,600
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,139
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Basic	176,278

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	141,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	212	B 100	2,519	Avg.	80%	100%	100%	2,015
Deck	1988	35	B 100	416	Avg.	80%	200%	100%	666
Shed	2016	200	C 110	2,200	Avg.	97%	100%	100%	2,134
1,596 SFLA		88.36 = $/SFLA (4)					Outbuilding Total		4,815

Accpt Land 176,000 **Accepted Bldg** 146,000 **Total** 322,000

Map/Lot: R12 12B
Account: 494 Card: 1 of 1 Location: 1153 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/2000
Sale Price	10,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Baselot (Frct)	30,323.01	12,432	100%		12,432
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.41		79,102.44 Per Acre		Land Total		32,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	2000	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
MH Slab	2000	1008	C 100	3,417	Avg.	87%	100%	100%	2,973
1,008 SFLA		161.72 = $/SFLA (4)				Outbuilding Total			24,968

Accpt Land 32,000 **Accepted Bldg** 25,000 **Total** 57,000

Map/Lot: R23 25
Account: 495 Card: 1 of 1 Location: 2034 OLD AUGUSTA RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1988
Sale Price	17,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.72	Acres-Back Land	500.00	860	100%		860
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Under Water	.00		100%		0
Total Acres 4.72		11,834.75 Per Acre		Land Total		55,860

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade B 100	Base	163,860
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	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	1998	Standard	Standard	Average	Basic	166,342

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	134,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1991	100	E 100	750	Avg.	82%	100%	100%	615
Shed	1993	96	E 100	720	Avg.	83%	100%	100%	598
Entry	1997	100	C 110	3,850	Avg.	86%	100%	100%	3,311
Open Fr Porch	1997	100	C 110	2,605	Avg.	86%	300%	100%	6,720
Cover-It	2015	1000	C 100	2,000	Avg.	97%	100%	100%	1,940
1,568 SFLA		85.93 = $/SFLA (4)					Outbuilding Total		13,184

Accpt Land 56,000 **Accepted Bldg** 148,000 **Total** 204,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.56	Acres-Back Land	500.00	1,280	100%		1,280
Total Acres 4.56		4,228.07 Per Acre		Land Total		19,280

Accpt Land 19,000 **Accepted Bldg** 0 **Total** 19,000

Map/Lot: R 6 13
Account: 497 Card: 1 of 1 Location: 12 UNION RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1994 SKYLINE 14 X 70
Tran/Land/Bldg 5 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
3.90	Acres-Back Land	500.00	1,950	100%		1,950
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Under Water	.00		100%		0
Total Acres 6.90		6,115.94 Per Acre		Land Total		42,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1994	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
924 SFLA		167.19 = $/SFLA (4)				Outbuilding Total			19,747

Accpt Land 42,000 **Accepted Bldg** 20,000 **Total** 62,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/16/2013
Sale Price	22,051
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.43	Acres-Back Land	500.00	215	100%		215
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.43		16,549.38 Per Acre		Land Total		40,215

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,010 Sqft	Grade E 100	Base	89,010
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	765
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,272
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Poor	Basic	84,647

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	46%	20%	100%	7,788

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck		1997	120	E 100	810	Poor	75%	100%	100%	608
MH Slab		1997	1068	C 100	3,621	Avg.	86%	100%	100%	3,114
Fleetwood	M/H	1992	14X66	D 100	31,614	Poor	30%	100%	100%	9,484
2,439 SFLA			3.19 = $/SFLA (4)					Outbuilding Total		13,206

Accpt Land 40,000 **Accepted Bldg** 21,000 **Total** 61,000

Map/Lot: U10 10-43
Account: 500 Card: 1 of 1 Location: 43 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/07/2011
Sale Price	20,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1982 BURLINGTON 14 X 76 4-1-83
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1982	14X72	A 100	53,856	Poor	30%	100%	100%	16,157
Enclosed Fr Porch	1982	96	C 100	4,400	Poor	59%	100%	100%	2,596
Deck	1982	64	C 100	576	Poor	59%	100%	100%	340
Cover-It	2013	96	E 100	144	Poor	93%	100%	100%	134
1,008 SFLA		23.75 = $/SFLA (4)				Outbuilding Total			19,227

Accpt Land 0 **Accepted Bldg** 19,000 **Total** 19,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Rolling
Utilities	None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	5 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	06/01/1998
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Unimprov. R/W	300.00	4,500	100%		4,500
Total Acres 15.00		300.00 Per Acre		Land Total		4,500

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R 2 60A
Account: 503 Card: 1 of 1 Location: 63 GEELE LN

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	NoneNone
Street	Right-Of-Way

Sale Data

Sale Date	09/09/2011
Sale Price	277,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
704	$/LF -Water Frontage	150.00	105,600	20%	Size/Shape	21,120
1.81	Acres-Water Acreage	.00		100%		0
Total Acres 3.81		44,913.39 Per Acre		Land Total		171,120

Accpt Land 171,000 **Accepted Bldg** 0 **Total** 171,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	01/12/2018
Sale Price	156,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
0.24	Acres-Road Frontage	3,000.00	720	100%		720
13.76	Acres-Landlocked/Rear	200.00	2,752	100%		2,752
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		3,368.60 Per Acre			Land Total	67,372

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,344 Sqft	Grade E 75	Base	63,829
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Open	59,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	51,355

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck		2004	80	C 100	720	Avg.	90%	100%	100%	648
Redman	M/H	1994	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
Deck		2004	80	C 100	720	Avg.	90%	100%	100%	648
Deck		2004	80	C 100	720	Avg.	90%	100%	100%	648
Cover-It		2017	240	C 100	480	Avg.	97%	100%	100%	466
Cover-It		2017	120	C 100	240	Avg.	97%	100%	100%	233
2,268 SFLA			22.64 = $/SFLA (4)					Outbuilding Total		25,801

Accpt Land 67,000 **Accepted Bldg** 77,000 **Total** 144,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1983
Sale Price	2,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
256	$/LF -Water Frontage	100.00	25,600	100%		25,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		37,800.00 Per Acre		Land Total		75,600

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	480 Sqft	Grade SC100	Base	56,215
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,080
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	52,421

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	47,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2005	192	C 100	4,547	Avg.	91%	100%	100%	4,138
Cover-It	2015	200	C 100	400	Avg.	97%	100%	100%	388
720 SFLA		66.25 = $/SFLA (4)				Outbuilding Total			4,526

Accpt Land 76,000 **Accepted Bldg** 52,000 **Total** 128,000

Map/Lot: R 3 13
Account: 506 Card: 1 of 1 Location: 109 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	75%		15,000
110.70	Acres-Back Land	500.00	55,350	100%		55,350
5.90	Acres-Landlocked/Rear	200.00	1,180	100%		1,180
45.00	Acres-Under Water	.00		100%		0
Total Acres 163.60		437.22 Per Acre		Land Total		71,530

Accpt Land 72,000 **Accepted Bldg** 0 **Total** 72,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2 1976 TITAN 14 X 70
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1976	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Entry	1990	84	E 100	2,205	Poor	68%	100%	100%	1,499
Deck	1990	129	E 100	871	Poor	68%	100%	100%	592
Shed	1990	64	E 100	480	Poor	68%	100%	100%	326
924 SFLA		64.46 = $/SFLA (4)				Outbuilding Total			14,277

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/29/2015
Sale Price	135,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
283	$/LF -Water Frontage	150.00	42,450	100%		42,450
2.83	Acres-Water Acreage	.00		100%		0
5.17	Acres-Back Land	500.00	2,585	100%		2,585
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 10.00		14,503.50 Per Acre		Land Total		145,035

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	736 Sqft	Grade C 100	Base	109,685
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,549
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-438
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Standard	Standard	Average	Basic	110,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	80,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1978	48	C 100	2,200	Avg.	73%	100%	100%	1,606
Deck	1978	384	C 100	3,456	Avg.	73%	100%	100%	2,523
2 Gar	1978	672	E 100	20,312	Avg.	73%	100%	100%	14,828
Deck	2017	40	E 100	270	Avg.	97%	100%	100%	262
Canopy	2017	218	E 100	1,438	Avg.	97%	100%	100%	1,395
1,288 SFLA		62.36 = $/SFLA (4)				Outbuilding Total			20,614

Accpt Land 145,000 **Accepted Bldg** 101,000 **Total** 246,000

Map/Lot: R 8 51A
Account: 509 Card: 1 of 1 Location: 2640 FRIENDSHIP RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1988
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
10.60	Acres-Back Land	500.00	5,300	100%		5,300
12.00	Acres-Landlocked/Rear	200.00	2,400	100%		2,400
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 27.00		1,911.11 Per Acre		Land Total		51,600

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,140 Sqft	Grade C 110	Base	111,996
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,868
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	Standard	Standard	Average	Basic	113,864

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	83,121

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1977	1	C 110	2,200	Avg.	73%	100%	100%	1,606
Open Fr Porch	1977	138	C 110	3,595	Avg.	73%	100%	100%	2,624
Gar	1978	440	E 100	8,210	Avg.	73%	100%	100%	5,993
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
1,140 SFLA		72.91 = $/SFLA (4)				Outbuilding Total			10,561

Accpt Land 52,000 **Accepted Bldg** 94,000 **Total** 146,000

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND LR
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	10%		35,000
500	$/LF -Water Frontage	350.00	175,000	10%		17,500
1.00	Acres-Water Acreage	.00		100%		0
Total Acres 3.00		17,500.00 Per Acre		Land Total		52,500

Accpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Map/Lot: R 2 68C
Account: 511 Card: 1 of 1 Location: 720 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Below Street
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
200	$/LF -Water Frontage	150.00	30,000	50%	Size/Shape	15,000
2.00	Acres-Water Acreage	.00		100%		0
7.30	Acres-Back Land	500.00	3,650	100%		3,650
Total Acres 11.30		8,287.61 Per Acre			Land Total	93,650

Accpt Land 94,000 **Accepted Bldg** 0 **Total** 94,000

Map/Lot: R 2 75
Account: 512 Card: 1 of 1 Location: 831 DUTCH NECK RD

Neighborhood 5	Residential 2
Tree Growth	2010
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/29/2018
Sale Price	110,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2010		
Reference 2	TREE GROWTH 2010		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	90%		40,500
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
26.00	Acres-Softwood TG	337.00	8,762	100%		8,762
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 32.00		2,539.44 Per Acre			Land Total	81,262

Dwelling Description / **Replacement Cost New**

Cape Cod	One Story	546 Sqft	Grade C 100	Base	64,559
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	814
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	9,593
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Fair	Basic	74,966

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	40,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1870	70	C 100	1,658	Fair	54%	100%	100%	895
1 Fr	1870	195	C 100	10,378	Fair	54%	100%	100%	5,604
Shed	1870	480	E 100	3,600	Poor	46%	100%	100%	1,656
546 SFLA		74.14 = $/SFLA (4)					Outbuilding Total		8,155

Accpt Land	81,000	Accepted Bldg	49,000	Total	130,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.07	Acres-Back Land	500.00	1,535	100%		1,535
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.07		8,192.31 Per Acre		Land Total		41,535

Dwelling Description — Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade C 110	Base	129,934
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	131,502

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	95,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1978	100	C 110	2,605	Avg.	73%	100%	100%	1,902
Deck	1978	200	C 110	1,980	Avg.	73%	100%	100%	1,445
1,400 SFLA		68.57 = $/SFLA (4)				Outbuilding Total			3,347

Accpt Land 42,000 **Accepted Bldg** 99,000 **Total** 141,000

Map/Lot: R 1 74- 2
Account: 514 Card: 1 of 1 Location: 1262 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/05/2013
Sale Price	356,800
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
5	$/LF -Water Frontage	150.00	750	100%		750
0.05	Acres-Water Acreage	.00		100%		0
2.71	Acres-Back Land	500.00	1,355	100%		1,355
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 4.76		37,206.93 Per Acre		Land Total		177,105

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,468 Sqft	Grade C 110	Base	168,982
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	172,084

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	147,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1997	196	C 110	11,474	Avg.	86%	100%	100%	9,868
(U)Basement	1997	196	C 110	3,450	Avg.	86%	100%	100%	2,967
Open Fr Porch	1997	56	C 110	1,459	Avg.	86%	100%	100%	1,255
1.5 Att Gar	1997	678	C 110	19,868	Avg.	86%	100%	100%	17,086
Open Fr Porch	1997	90	C 110	2,344	Avg.	86%	100%	100%	2,016
(F)Attic	1997	90	C 110	2,475	Avg.	86%	100%	100%	2,128
Deck	1997	208	C 110	2,059	Avg.	86%	100%	100%	1,771
Shed	1997	288	C 110	3,168	Avg.	86%	100%	100%	2,724
2,202 SFLA		67.21 = $/SFLA (4)					Outbuilding Total		39,815

Accpt Land 177,000 **Accepted Bldg** 188,000 **Total** 365,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	04/15/2004
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.99	Acres-Back Land	500.00	1,495	100%		1,495
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.99		7,914.83 Per Acre		Land Total		39,495

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	138,795
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,754
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	144,651

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	124,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2002	112	C 110	2,917	Avg.	89%	100%	100%	2,596
Gar	2006	896	C 110	24,522	Avg.	91%	100%	100%	22,315
Patio	2006	170	C 110	905	Avg.	91%	100%	100%	824
Patio	2006	142	C 110	756	Avg.	91%	100%	100%	688
1,680 SFLA		74.05 = $/SFLA (4)				Outbuilding Total			26,423

Accpt Land 39,000 **Accepted Bldg** 151,000 **Total** 190,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1987
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	JOHN CAREY		
Tran/Land/Bldg	2 1 2		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Baselot (Frct)	62,006.18	29,143	50%		14,571
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 0.47		77,810.64 Per Acre		Land Total		36,571

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	896 Sqft	Grade C 100	Base	110,599
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Standard	Standard	Average	Basic	118,084

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	73,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1950	352	C 100	18,733	Avg.	62%	100%	100%	11,614
(U)Basement	1950	352	C 100	5,632	Avg.	62%	100%	100%	3,492
Enclosed Fr Porch	1950	36	C 100	1,650	Avg.	62%	100%	100%	1,023
Enclosed Fr Porch	1950	42	C 100	1,925	Avg.	62%	100%	100%	1,193
Deck	1950	80	C 100	720	Avg.	62%	100%	100%	446
Enclosed Fr Porch	1950	64	C 100	2,933	Avg.	62%	100%	100%	1,818
Gar	1950	1120	C 100	27,866	Avg.	62%	100%	100%	17,277
1,344 SFLA		54.47 = $/SFLA (4)				Outbuilding Total			36,863

Accpt Land	37,000	Accepted Bldg	110,000	Total	147,000

Map/Lot: R 9 75
Account: 517 Card: 1 of 1 Location: 56 DEAVER RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	03/01/1978
Sale Price	27,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
Total Acres 2.04		20,892.16 Per Acre		Land Total		42,620

Dwelling Description **Replacement Cost New**

Ranch	One Story	720 Sqft	Grade C 100	Base	73,983
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1965	0	Standard	Standard	Average	Basic	73,983

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	48,089

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1965	216	E 100	4,030	Avg.	65%	100%	100%	2,620
Shed	1965	252	E 100	1,890	Avg.	65%	100%	100%	1,228
Gar	1997	864	C 100	21,496	Avg.	86%	100%	100%	18,487
1 Fr	2005	224	C 100	11,921	Avg.	91%	100%	100%	10,848
Deck	2005	156	C 100	1,404	Avg.	91%	100%	100%	1,278
Float	1997	512	C 100	18,816	Avg.	86%	100%	100%	16,182
(U)Basement	2005	224	C 100	3,584	Avg.	91%	100%	100%	3,261
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
Gar	2012	1120	C 100	27,866	Avg.	95%	100%	100%	26,473
720 SFLA		66.79 = $/SFLA (4)					Outbuilding Total		80,715

Accpt Land 43,000 **Accepted Bldg** 129,000 **Total** 172,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/06/2015
Sale Price	124,045
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Baselot (Frct)	49,954.84	31,971	100%		31,971
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.64		81,204.69 Per Acre			Land Total	51,971

Dwelling Description

Cape Cod	One Story	768 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	65,926
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Wet 1/2 Bmt	Basement	-2,432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,226
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1784	0	Standard	Standard	Average	Basic	66,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	90%	100%	37,230

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1784	300	D 100	13,411	Avg.	62%	90%	100%	7,484
Shed	1784	300	D 100	2,520	Avg.	62%	90%	100%	1,406
(U)Attic	1784	600	D 100	4,536	Avg.	62%	90%	100%	2,531
Gar	1978	784	E 100	14,630	Fair	65%	100%	100%	9,510
768 SFLA		48.48 = $/SFLA (4)					Outbuilding Total		20,931

Accpt Land	52,000	**Accepted Bldg**	58,000	**Total**	110,000

Map/Lot: U14 10A
Account: 519 Card: 1 of 1 Location: 40 N NOBLEBORO RD

Neighborhood 20 Industrial 2

Zoning/Use INDUSTRIAL WELLHEAD PROTECTION
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	03/01/1999
Sale Price	80,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
1.72	Acres-Road Frontage	3,000.00	5,160	100%		5,160
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	75%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.72		22,892.47 Per Acre		Land Total		85,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1950	342	E 100	2,565	Avg.	62%	100%	100%	1,590
Warehouse 12	1950	1600	E 100	34,920	Avg.	62%	100%	100%	21,650
Warehouse 8	1950	1824	E 100	36,498	Avg.	62%	100%	100%	22,629
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
							Outbuilding Total		46,207

Accpt Land 85,000 **Accepted Bldg** 46,000 **Total** 131,000

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1998
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.85	Acres-Road Frontage	3,000.00	2,550	100%		2,550
1.15	Acres-Back Land	500.00	575	100%		575
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		14,531.25 Per Acre		Land Total		58,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 100	Base	101,055
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-389
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,720
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	Standard	Standard	Average	Basic	106,386

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	79,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1989	192	C 100	10,218	Avg.	80%	100%	100%	8,174
1.75 Gar	1989	1280	C 100	45,850	Avg.	80%	100%	100%	36,680
Shed	1980	432	E 100	3,240	Fair	67%	100%	100%	2,171
Deck	2006	50	C 100	450	Avg.	91%	100%	100%	410
Deck	2006	420	C 100	3,780	Avg.	91%	100%	100%	3,440
1,144 SFLA		69.75 = $/SFLA (4)				Outbuilding Total			50,875

Accpt Land	58,000	**Accepted Bldg**	131,000	**Total**	189,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/03/2003
Sale Price	95,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.64	Acres-Baselot (Frct)	25,853.11	42,399	50%		21,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.64		25,121.95 Per Acre		Land Total		41,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	624 Sqft	Grade D 100	Base	73,864
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,572
Rooms	2				
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
1922	0	Standard	Standard	Fair	Basic	72,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	39,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1922	32	D 100	242	Fair	54%	100%	100%	131
1.5 Barn	1922	780	E 100	13,964	Fair	54%	100%	100%	7,541
Shed	1922	144	E 100	1,080	Fair	54%	100%	100%	583
Shed	1922	252	E 100	1,890	Fair	54%	100%	100%	1,021
936 SFLA		41.71 = $/SFLA (4)				Outbuilding Total			9,276

Accpt Land	41,000	**Accepted Bldg**	48,000	**Total**	89,000

Map/Lot: U 2 27
Account: 522 Card: 1 of 1 Location: 510 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data

Sale Date	10/30/2018
Sale Price	52,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.15	Acres-Road Frontage	3,000.00	3,450	100%		3,450
3.24	Acres-Back Land	500.00	1,620	100%		1,620
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.89		9,625.77 Per Acre			Land Total	47,070

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	605 Sqft	Grade C 100	Base	85,565
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/4 Bmt	Basement	-3,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,353
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Fair	Basic	87,225

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	44,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	144	C 100	7,664	Fair	54%	100%	100%	4,139
2 Fr	1880	180	C 100	15,518	Fair	54%	100%	100%	8,380
Shed	1880	63	C 100	630	Fair	54%	100%	100%	340
Canopy	1880	216	C 100	1,901	Fair	54%	100%	100%	1,027
Shed	1880	120	E 100	900	Fair	54%	100%	100%	486
Gar	1880	400	E 100	7,464	Poor	46%	100%	100%	3,433
908 SFLA		49.28 = $/SFLA (4)					Outbuilding Total		17,805

Accpt Land 47,000 **Accepted Bldg** 63,000 **Total** 110,000

Map/Lot: R 2 74
Account: 523 Card: 1 of 1 Location: 848 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1979
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	36,551.36	36,551	50%		18,276
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		38,276.00 Per Acre		Land Total		38,276

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	112,785
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	114,210

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	76%	80%	100%	69,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1982	144	C 100	1,296	Avg.	76%	100%	100%	985
Gar	2000	400	C 100	9,952	Avg.	87%	100%	100%	8,658
1,404 SFLA		49.46 = $/SFLA (4)					Outbuilding Total		9,643

Accpt Land 38,000 **Accepted Bldg** 79,000 **Total** 117,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/01/1957
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.53	Acres-Back Land	500.00	265	100%		265
Total Acres 1.03		36,179.61 Per Acre		Land Total		37,265

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,159 Sqft	Grade C 110	Base	111,063
Exterior	Tempered Hardboard	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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,900
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Standard	Standard	Good	Basic	118,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	83,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1990	96	E 100	720	Avg.	81%	100%	100%	583
1,159 SFLA		71.65 = $/SFLA (4)					Outbuilding Total		583

Accpt Land		Accepted Bldg		Total	
	37,000		84,000		121,000

Map/Lot: U 6 13
Account: 525 Card: 1 of 1 Location: 46 OLD ROUTE 1

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	12/01/1994
Sale Price	76,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.45	Acres-Road Frontage	3,000.00	1,350	100%		1,350
1.12	Acres-Back Land	500.00	560	100%		560
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.82		21,379.12 Per Acre			Land Total	38,910

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	888 Sqft	Grade C 100	Base	122,189
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,348
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	122,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	75,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1880	528	E 100	9,853	Avg.	62%	100%	100%	6,109
1,554 SFLA		48.90 = $/SFLA (4)					Outbuilding Total		6,109

Accpt Land 39,000 **Accepted Bldg** 82,000 **Total** 121,000

Map/Lot: U13 11C
Account: 526 Card: 1 of 1 Location: 833 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND LR
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/06/2008
Sale Price	132,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.37	Acres-Back Land	500.00	1,185	100%		1,185
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.37		12,856.98 Per Acre		Land Total		56,185

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,248 Sqft	Grade E 100	Base	80,635
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,395
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
1971	0	Standard	Standard	Average	Basic	82,030

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	56,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1971	128	E 100	864	Avg.	69%	100%	100%	596
Open Fr Porch	1971	112	E 100	1,989	Avg.	69%	100%	100%	1,372
1,248 SFLA		45.35 = $/SFLA (4)					Outbuilding Total		1,968

Accpt Land 56,000 **Accepted Bldg** 59,000 **Total** 115,000

Map/Lot: R 6 8E-35
Account: 527 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 35

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/21/2018
Sale Price	6,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1992	14X48	C 100	28,752	Poor	30%	100%	100%	8,626
Shed		1992	64	E 100	480	Poor	70%	100%	100%	336
Shed		2015	160	E 100	1,200	Avg.	97%	100%	100%	1,164
672 SFLA			97.06 = $/SFLA (4)				Outbuilding Total			10,126

Accpt Land 0 **Accepted Bldg** 10,000 **Total** 10,000

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
2.00	Acres-Water Acreage	.00		100%		0
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
10.52	Acres-Back Land	500.00	5,260	100%		5,260
Total Acres 16.52		7,037.53 Per Acre		Land Total		116,260

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.5 Barn	0	1140	E 100	31,344	Fair	54%	80%	100%	13,541
2.5 Barn	0	816	E 100	22,436	Fair	54%	80%	100%	9,692
						Outbuilding Total			23,233

Accpt Land 116,000 **Accepted Bldg** 23,000 **Total** 139,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1979
Sale Price	22,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
250	$/LF -Water Frontage	150.00	37,500	100%		37,500
2.50	Acres-Water Acreage	.00		100%		0
0.70	Acres-Road Frontage	3,000.00	2,100	100%		2,100
10.30	Acres-Back Land	500.00	5,150	100%		5,150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.50		13,854.84 Per Acre		Land Total		214,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	109,344
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,185
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1870	0	Standard	Standard	Fair	Basic	106,159

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	57,326

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1870	390	C 110	22,832	Fair	54%	100%	100%	12,329
(U)Basement	1870	390	C 110	6,864	Fair	54%	100%	100%	3,707
(U)Attic	1870	390	C 110	3,861	Fair	54%	100%	100%	2,085
Shed	1870	450	C 110	4,950	Fair	54%	100%	100%	2,673
(U)Basement	1870	450	C 110	7,920	Fair	54%	100%	100%	4,277
1,152 SFLA		49.76 = $/SFLA (4)					Outbuilding Total		25,071

Accpt Land 215,000 **Accepted Bldg** 82,000 **Total** 297,000

Map/Lot: R10 15
Account: 530 Card: 1 of 1 Location: 103 PITCHER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/01/2000
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
9.50	Acres-Road Frontage	3,000.00	28,500	100%		28,500
9.02	Acres-Back Land	500.00	4,510	100%		4,510
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.52		3,460.53 Per Acre		Land Total		71,010

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	911 Sqft	Grade C 100	Base	110,794
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-464
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	113,150

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	87,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.75 Fr	1983	304	C 100	34,136	Avg.	77%	100%	100%	26,285
(U)Basement	1983	304	C 100	4,864	Avg.	77%	100%	100%	3,745
Deck	1983	252	C 100	2,268	Avg.	77%	100%	100%	1,746
Deck	1983	36	C 100	324	Avg.	77%	100%	100%	249
1,366 SFLA		63.78 = $/SFLA (4)					Outbuilding Total		32,025

Accpt Land 71,000 **Accepted Bldg** 119,000 **Total** 190,000

Neighborhood 2	Rural Paved 2
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1994
Sale Price	72,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1988 PINEGROVE
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	18 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	10,215.50	19,818	100%		19,818
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.94		20,524.74 Per Acre			Land Total	39,818

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,248 Sqft	Grade D 100	Base	90,311
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	92,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	74,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	192	E 100	1,296	Avg.	80%	100%	100%	1,037
Shed	1989	96	E 100	720	Avg.	80%	100%	100%	576
Gar	1999	576	C 100	14,331	Avg.	87%	100%	100%	12,468
1,248 SFLA		59.41 = $/SFLA (4)					Outbuilding Total		14,081

Accpt Land	40,000	Accepted Bldg	88,000	Total	128,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1986
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
90	$/LF -Water Frontage	150.00	13,500	100%		13,500
0.44	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.94		168,617.02 Per Acre		Land Total		158,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,176 Sqft	Grade C 100	Base	130,593
Exterior	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 Space	Basement	-5,539
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,628
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,764	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Standard	Standard	Average	Basic	127,682

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	70%	100%	85,802

Accpt Land 159,000 **Accepted Bldg** 86,000 **Total** 245,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/27/2017
Sale Price	207,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.84	Acres-Road Frontage	3,000.00	5,520	100%		5,520
15.91	Acres-Back Land	500.00	7,955	100%		7,955
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.75		2,707.59 Per Acre			Land Total	53,475

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,050 Sqft	Grade B 100	Base	125,688
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,065
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
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
2003	0	Standard	Standard	Average	Basic	131,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	117,013

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2003	77	B 100	915	Avg.	89%	100%	100%	814
Entry	2003	121	B 100	5,590	Avg.	89%	100%	100%	4,975
Deck	2003	338	B 100	4,015	Avg.	89%	100%	100%	3,573
Gar	2003	1040	B 100	34,155	Avg.	89%	100%	100%	30,398
1,050 SFLA		111.44 = $/SFLA (4)					Outbuilding Total		39,760

Accpt Land	53,000	Accepted Bldg	157,000	Total	210,000

Map/Lot: R13 10A
Account: 534 Card: 1 of 1 Location: 3381 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/04/2015
Sale Price	43,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Baselot (Frct)	51,662.17	31,514	45%		14,181
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.61		56,034.43 Per Acre		Land Total		34,181

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	127,749
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,441
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	2014	Standard	Standard	Average	Basic	133,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	68%	50%	100%	45,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1970	768	E 100	14,331	Avg.	68%	100%	100%	9,745
Swimming Pool	1975	648	C 100	22,317	Avg.	72%	60%	100%	9,641
1,638 SFLA		27.61 = $/SFLA (4)					Outbuilding Total		19,386

Accpt Land 34,000 **Accepted Bldg** 65,000 **Total** 99,000

Map/Lot: R23 13
Account: 535 Card: 1 of 1 Location: 1657 OLD AUGUSTA RD

Neighborhood 19 Rural Vill Bus 2

Sale Data

Sale Date	09/01/1965
Sale Price	6,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.11	Acres-Baselot (Frct)	22,650.94	25,143	67%		16,846
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 1.11		44,005.41 Per Acre		Land Total		48,846

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade C 110	Base	136,681
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,655
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Good	Basic	141,404

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	96,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1920	40	C 110	396	Good	68%	100%	100%	269
Enclosed Fr Porch	1920	420	C 110	21,174	Good	68%	100%	100%	14,398
Deck	1920	202	C 110	2,000	Good	68%	100%	100%	1,360
Barn	1920	660	C 100	12,408	Avg.	62%	100%	100%	7,693
Shed	1920	120	E 100	900	Avg.	62%	100%	100%	558
1.5 Shed	1920	480	E 100	4,572	Poor	46%	100%	100%	2,103
(F) Gar	2006	660	C 100	33,000	Avg.	91%	100%	100%	30,030
Deck	2006	132	C 100	1,188	Avg.	91%	100%	100%	1,081
Open Fr Porch	2006	78	E 100	1,385	Avg.	91%	100%	100%	1,260
1,620 SFLA		59.35 = $/SFLA (4)					Outbuilding Total		58,752

Accpt Land 49,000 **Accepted Bldg** 155,000 **Total** 204,000

Map/Lot: U 1 8A
Account: 536 Card: 1 of 1 Location: 535 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/20/2006
Sale Price	219,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.31	Acres-Baselot (Frct)	30,256.15	39,636	50%		19,818
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.31		30,395.42 Per Acre		Land Total		39,818

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,320 Sqft	Grade B 100	Base	187,372
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-889
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1971	0	Standard	Standard	Good	Basic	195,122

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	76%	100%	100%	148,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1971	40	B 100	2,420	Good	76%	100%	100%	1,839
Gar	1971	264	B 100	8,670	Good	76%	100%	100%	6,589
Deck	1971	312	B 100	3,707	Good	76%	100%	100%	2,817
Shed	1982	112	C 100	1,120	Avg.	76%	100%	100%	851
1,980 SFLA		74.90 = $/SFLA (4)				Outbuilding Total			12,096

Accpt Land	40,000	**Accepted Bldg**	160,000	**Total**	200,000

Map/Lot: R 1 1
Account: 537 Card: 1 of 2 Location: 91 BEDROCK POINT RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
191	$/LF -Water Frontage	150.00	28,650	100%		28,650
1.91	Acres-Water Acreage	.00		100%		0
0.07	Acres-Back Land	500.00	35	100%		35
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 3.98		51,177.14 Per Acre		Land Total		203,685

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,440 Sqft	Grade B 100	Base	159,233
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-646
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Standard	Standard	Average	Basic	167,226

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	133,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	462	B 100	5,489	Avg.	79%	100%	100%	4,336
1 Fr	1988	121	B 100	8,501	Avg.	80%	100%	100%	6,801
Open Fr Porch	1988	40	B 100	1,250	Avg.	80%	100%	100%	1,000
1.5 Gar	1975	888	E 100	21,039	Avg.	72%	100%	100%	15,148
Canopy	1975	96	E 100	634	Avg.	72%	100%	100%	456
1 Fr	1998	264	B 100	18,546	Avg.	86%	100%	100%	15,950
(U)Basement	1998	264	B 100	5,576	Avg.	86%	100%	100%	4,795
Enclosed Fr Porch	1999	352	B 100	21,294	Avg.	87%	100%	100%	18,526
Deck	1986	48	B 100	570	Avg.	79%	100%	100%	450
1,440 SFLA		92.90 = $/SFLA (4)				Outbuilding Total			67,462

Accpt Land 204,000 **Accepted Bldg** 201,000 **Total** 405,000

Map/Lot: R 1 1
Account: 537 Card: 2 of 2 Location: 91 BEDROCK POINT RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/1985
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 99 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.47	Acres-Road Frontage	3,000.00	16,410	100%		16,410
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 5.47		5,559.41 Per Acre		Land Total		30,410

Dwelling Description

Gambrel	One & 3/4 Story	676 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	105,266
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-5,097
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-402
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	None			Attic	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	Standard	Standard	Average	Basic	103,527

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	72,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1973	154	C 100	1,386	Avg.	70%	100%	100%	970
1 Fr	1973	364	C 100	19,372	Avg.	70%	100%	100%	13,560
Enclosed Fr Porch	1973	384	C 100	17,599	Avg.	70%	100%	100%	12,319
Stairs	1973	150	C 100	1,800	Avg.	70%	100%	100%	1,260
Green House Framed	1975	518	C 100	10,158	Avg.	72%	100%	100%	7,314
Shed	1975	120	E 100	900	Avg.	72%	100%	100%	648
Pier	1975	120	C 100	4,800	Avg.	72%	100%	100%	3,456
Ramp	1975	60	C 100	1,350	Avg.	72%	100%	100%	972
Float	1975	276	C 100	10,143	Avg.	72%	100%	100%	7,303
1,183 SFLA		61.26 = $/SFLA (4)				Outbuilding Total			47,802

Accpt Land 30,000 **Accepted Bldg** 120,000 **Total** 150,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	204,000	201,000	405,000	204,000	201,000	405,000
2	30,000	120,000	150,000	30,000	120,000	150,000
TOTAL	234,000	321,000	555,000	234,000	321,000	555,000

Map/Lot: R 1 8
Account: 538 Card: 1 of 1 Location: 140 BROAD COVE RD E

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2001
Sale Price	85,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	60%	Unimproved	75,000
144	$/LF -Water Frontage	150.00	21,600	60%	Unimproved	12,960
0.25	Acres-Water Acreage	.00		100%		0
Total Acres 0.75		117,280.00 Per Acre		Land Total		87,960

Accpt Land 88,000 **Accepted Bldg** 0 **Total** 88,000

Map/Lot: R22 15
Account: 539 Card: 1 of 1 Location: 3230 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/11/2012
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Baselot (Frct)	17,765.73	15,634	100%		15,634
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.88		40,493.18 Per Acre		Land Total		35,634

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	139,129
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,173
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,685
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	147,089

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	127,967

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1999	168	C 110	9,835	Avg.	87%	100%	100%	8,556
(U)Basement	1999	168	C 110	2,957	Avg.	87%	100%	100%	2,573
Deck	2001	176	C 110	1,742	Avg.	88%	100%	100%	1,533
Entry	2016	96	C 110	3,696	Avg.	97%	100%	100%	3,585
Gar	2016	896	C 110	24,522	Avg.	97%	100%	100%	23,786
(U)Basement	2016	896	C 110	15,770	Avg.	97%	100%	100%	15,297
(F) Gar	2016	448	C 110	24,640	Avg.	97%	80%	100%	19,121
1,638 SFLA		78.12 = $/SFLA (4)				Outbuilding Total			74,451

Accpt Land 36,000 **Accepted Bldg** 202,000 **Total** 238,000

Map/Lot: U 4 10
Account: 540 Card: 1 of 1 Location: 21 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/1987
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Baselot (Frct)	292,530	20,477	100%		20,477
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.07		635,385.71 Per Acre		Land Total		44,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 10	1900	1173	C 100	88,257	Good	68%	100%	100%	60,015
2nd Floor Fin	1900	1173	C 100	62,427	Good	68%	100%	100%	42,450
Basement 8 F	1900	1173	C 100	60,151	Good	68%	100%	100%	40,903
Deck	1900	100	C 100	900	Good	68%	100%	100%	612
								Outbuilding Total	143,980

Accpt Land 44,000 **Accepted Bldg** 144,000 **Total** 188,000

Map/Lot: U12 18
Account: 541 Card: 1 of 1 Location: 234 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.65	Acres-Road Frontage	3,000.00	4,950	100%		4,950
0.78	Acres-Back Land	500.00	390	100%		390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.43		10,234.76 Per Acre			Land Total	45,340

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 110	Base	119,785
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	21,568
Heating	100% Electric	Cooling	0% None	Heat	-482
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	143,973

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	107,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1992	1500	C 100	53,730	Good	87%	100%	100%	46,745
1,288 SFLA		83.84 = $/SFLA (4)					Outbuilding Total		46,745

Accpt Land 45,000 **Accepted Bldg** 155,000 **Total** 200,000

Map/Lot: R14 23
Account: 542 Card: 1 of 1 Location: 850 UNION RD

Neighborhood 40 Exempt Industrial 2

Zoning/Use	RURAL SHORELAND RP
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/27/2016
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 40

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1,140	$/LF -Water Frontage	150.00	171,000	33%		56,430
11.40	Acres-Water Acreage	.00		100%		0
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
2.00	# -Lot Imp Well/Sep	20,000.00	40,000	100%		40,000
4.28	Acres-Road Frontage	3,000.00	12,840	100%		12,840
328.11	Acres-Back Land	500.00	164,055	100%		164,055
30.50	# -Lot Imp Rd/P Lot	10,000.00	305,000	100%		305,000
Total Acres 345.79		1,817.07 Per Acre		Land Total		628,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	2000	1536	B 100	89,921	Avg.	87%	100%	100%	78,231
Lagoon	2000	4	C 100	500,000	Avg.	87%	200%	100%	870,000
Lagoon	2000	56	C 100	7,000,000	Avg.	87%	100%	100%	6,090,000
Fencing	2000	4115	C 100	58,844	Avg.	87%	100%	100%	51,194
Entry	2001	63	C 110	2,426	Avg.	88%	100%	100%	2,135
Office 8	2001	1232	C 110	96,599	Avg.	88%	100%	100%	85,007
Concrete Pits/Ga	2000	10	C 100	3,400	Avg.	87%	100%	100%	2,958
Concrete Pits/Ga	2000	10	C 100	3,400	Avg.	87%	100%	100%	2,958
Gar	2006	1152	C 100	28,662	Avg.	91%	100%	100%	26,082
						Outbuilding Total			7,208,565

Accpt Land 628,000 **Accepted Bldg** 7,209,000 **Total** 7,837,000

Map/Lot: R17 38
Account: 543 Card: 1 of 1 Location: 2191 WINSLOWS MILLS RD

Neighborhood 9	Residential Stream 2
Tree Growth	1990
Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 1990
Reference 2	FARMLAND 1990
Tran/Land/Bldg	5 5 34
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	90%		31,500
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
59.00	Acres-Pasture F&O	350.00	20,650	100%		20,650
84.00	Acres-Softwood F&O	337.00	28,308	100%		28,308
1.00	Acres-Hardwood F&O	263.00	263	100%		263
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 154.00		691.69 Per Acre			Land Total	106,521

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,142 Sqft	Grade C 100	Base	127,912
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,552
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	133,284

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1900	12	C 100	420	Avg.	62%	100%	100%	260
Open Fr Porch	1992	279	C 100	6,607	Avg.	82%	100%	100%	5,418
Deck	1992	279	C 100	2,511	Avg.	82%	100%	100%	2,059
2.5 Barn	1900	1312	E 100	36,074	Poor	46%	70%	100%	11,616
Barn	1900	2468	E 100	34,798	Poor	46%	70%	100%	11,205
Barn	1900	216	E 100	3,046	Poor	46%	100%	100%	1,401
Barn	1988	4200	E 75	44,415	Avg.	80%	100%	100%	35,532
Barn	1993	304	C 100	5,715	Avg.	83%	100%	100%	4,743
Quonset Metal	1993	2560	C 100	39,296	Avg.	83%	100%	100%	32,616
1,713 SFLA		48.24 = $/SFLA (4)					Outbuilding Total		104,850

Accpt Land	107,000	Accepted Bldg	187,000	Total	294,000

Name: STAPLES, AJ
STAPLES, HEATHER

Map/Lot: R 6 8E-45
Account: 544 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 45

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	
Reference 2	1992 DIPLOMAT 14 X 76
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dipolmat.....M/H	1992	14X76	C 100	45,524	Poor	30%	100%	100%	13,657
1,064 SFLA		90.50 = $/SFLA (4)					Outbuilding Total		13,657

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	09/01/1982
Sale Price	16,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
3.85	Acres-Back Land	500.00	1,925	100%		1,925
Total Acres 5.85		13,149.57 Per Acre		Land Total		76,925

Accpt Land	77,000	**Accepted Bldg**	0	**Total**	77,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1999
Sale Price	144,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
4.50	Acres-Back Land	500.00	2,250	100%		2,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 6.50		27,269.23 Per Acre		Land Total		177,250

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,620 Sqft	Grade B 100	Base	174,135
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,186
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	Standard	Standard	Average	Basic	184,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	179,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2002	160	E 100	2,986	Avg.	89%	100%	100%	2,658
Shed	2004	64	E 100	480	Avg.	90%	100%	100%	432
Att Gar	2015	480	B 100	13,292	Avg.	97%	100%	100%	12,893
Open Fr Porch	2017	24	B 100	750	Avg.	97%	100%	100%	728
Deck	2017	176	B 100	2,091	Avg.	97%	100%	100%	2,028
1,620 SFLA		110.63 = $/SFLA (4)				Outbuilding Total			18,739

Accpt Land 177,000 **Accepted Bldg** 198,000 **Total** 375,000

Map/Lot: R 7 69
Account: 547 Card: 1 of 1 Location: 773 COLE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	07/01/1986
Sale Price	1,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Landlocked/Rear	200.00	2,000	100%		2,000
2.80	Acres-Wasteland/Bog	100.00	280	100%		280
Total Acres 12.80		178.13 Per Acre		Land Total		2,280

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1997
Sale Price	78,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	10,521.12	19,569	100%		19,569
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		21,273.66 Per Acre		Land Total		39,569

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 110	Base	113,164
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,176	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Standard	Standard	Average	Basic	115,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	92,186

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

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2002
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.00	Acres-Back Land	500.00	2,500	100%		2,500
0.78	Acres-Wasteland/Bog	100.00	78	100%		78
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.78		5,472.75 Per Acre			Land Total	42,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holiday Manor MH	1990	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
Shed	1990	64	E 100	480	Avg.	81%	100%	100%	389
Gar	2011	576	E 100	10,748	Avg.	94%	100%	100%	10,103
MH Slab	2012	1116	C 100	3,783	Avg.	95%	100%	100%	3,594
Deck	2012	192	C 100	1,728	Avg.	95%	100%	100%	1,642
924 SFLA		127.02 = $/SFLA (4)					Outbuilding Total		40,906

Accpt Land 43,000 **Accepted Bldg** 41,000 **Total** 84,000

Map/Lot: R 5 74
Account: 551 Card: 1 of 1 Location: 501 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1988
Sale Price	9,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	90%		19,800
2.81	Acres-Back Land	500.00	1,405	100%		1,405
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.31		12,448.64 Per Acre		Land Total		41,205

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,056 Sqft	Grade C 115	Base	159,375
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,167
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,243
Attic	None			Attic	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	Standard	Standard	Average	Basic	165,785

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	135,944

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1991	1	C 115	2,300	Avg.	82%	100%	100%	1,886
Deck	1991	474	C 115	4,906	Avg.	82%	100%	100%	4,023
Shed	1991	160	E 100	1,200	Avg.	82%	100%	100%	984
1,848 SFLA		73.56 = $/SFLA (4)				Outbuilding Total			6,893

Accpt Land 41,000 **Accepted Bldg** 143,000 **Total** 184,000

Map/Lot: R 4 17
Account: 552 Card: 1 of 1 Location: 816 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	10/03/2017
Sale Price	170,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.34	Acres-Baselot (Frct)	29,780.37	39,906	100%		39,906
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.50	# -Lot Imp Rd/P Lot	10,000.00	5,000	100%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.34		52,168.66 Per Acre		Land Total		69,906

Dwelling Description **Replacement Cost New**

Colonial	Two Story	800 Sqft	Grade D 100	Base	107,687
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,067
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,003
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,158
Attic	None			Attic	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	Standard	Standard	Fair	Basic	107,781

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	54%	40%	100%	23,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1920	288	D 100	2,419	Fair	54%	40%	100%	522
Deck	1920	112	D 100	847	Fair	54%	40%	100%	183
Office 8	1983	2270	C 100	161,806	Avg.	77%	75%	100%	93,443
2nd Floor Fin	1986	1116	C 100	59,394	Avg.	79%	25%	100%	11,730
Open Fr Porch	2017	495	C 100	11,722	Avg.	97%	100%	100%	11,370
Shed	1990	240	D 100	2,016	Fair	75%	100%	100%	1,512
Open Shed	1990	630	D 100	4,234	Fair	75%	100%	100%	3,176
1,600 SFLA		14.55 = $/SFLA (4)				Outbuilding Total			121,936

Accpt Land 70,000 **Accepted Bldg** 145,000 **Total** 215,000

Map/Lot: R16 21
Account: 553 Card: 1 of 1 Location: 774 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1984
Sale Price	51,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.64	Acres-Back Land	500.00	1,320	100%		1,320
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 4.64		11,491.38 Per Acre		Land Total		53,320

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	94,597
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,550
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	Standard	Standard	Average	Basic	96,147

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	67,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1972	40	C 100	1,384	Avg.	70%	100%	100%	969
Shed	1989	280	E 100	2,100	Avg.	80%	100%	100%	1,680
Gar	2003	1040	C 100	25,875	Avg.	89%	100%	100%	23,029
Entry	2006	120	C 100	4,200	Avg.	91%	100%	100%	3,822
1,040 SFLA		64.71 = $/SFLA (4)				Outbuilding Total			29,500

Accpt Land 53,000 **Accepted Bldg** 97,000 **Total** 150,000

Map/Lot: U 2 20A-46
Account: 554 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 46

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	08/31/2007
Sale Price	30,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1982 OXFORD 14 X 76
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1982	14X72	A 100	53,856	Fair	40%	100%	100%	21,542
Enclosed Fr Porch	1995	160	C 100	7,333	Fair	79%	100%	100%	5,793
Gar	1996	400	E 100	7,464	Fair	80%	100%	100%	5,971
1,008 SFLA		88.14 = $/SFLA (4)				Outbuilding Total			33,306

Accpt Land	0	**Accepted Bldg**	33,000	**Total**	33,000

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1976
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
1,553	$/LF -Water Frontage	100.00	155,300	50%		77,650
15.53	Acres-Water Acreage	.00		100%		0
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
40.99	Acres-Back Land	500.00	20,495	100%		20,495
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 64.52		2,854.08 Per Acre		Land Total		184,145

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,288 Sqft	Grade C 100	Base	140,824
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Average	Basic	140,824

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	101,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1976	224	C 100	19,311	Avg.	72%	100%	100%	13,904
Enclosed Fr Porch	1976	100	C 100	4,583	Avg.	72%	100%	100%	3,300
Deck	1976	360	C 100	3,240	Avg.	72%	100%	100%	2,333
Shed	1976	140	E 100	1,050	Fair	63%	100%	100%	662
1.5 Gar	1988	1024	E 100	24,261	Avg.	80%	100%	100%	19,409
Open Shed	1994	862	E 100	5,172	Avg.	84%	100%	100%	4,344
Deck	2005	1002	E 100	6,764	Avg.	91%	100%	100%	6,155
Shed	2005	100	E 100	750	Avg.	91%	100%	100%	682
1,932 SFLA		52.48 = $/SFLA (4)					Outbuilding Total		50,789

Accpt Land 184,000 **Accepted Bldg** 152,000 **Total** 336,000

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/01/1976
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 0.00				Land Total		12,000

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	572 Sqft	Grade C 100	Base	83,791
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,313
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	3				
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
1996	0	Standard	Standard	Average	Basic	79,478

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	67,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1996	36	C 100	1,260	Avg.	85%	100%	100%	1,071
858 SFLA		78.74 = $/SFLA (4)				Outbuilding Total			1,071

Accpt Land	12,000	Accepted Bldg	69,000	Total	81,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	184,000	152,000	336,000	184,000	152,000	336,000
2	12,000	69,000	81,000	12,000	69,000	81,000
TOTAL	196,000	221,000	417,000	196,000	221,000	417,000

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Below Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/08/2013
Sale Price	6,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Baselot (Frct)	703,102	14.062	20%		2,812
Total Acres 0.02		140,600.00 Per Acre			Land Total	2,812

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/16/2008
Sale Price	118,813
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	6 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.34	Acres-Back Land	500.00	170	100%		170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.34		17,273.50 Per Acre		Land Total		40,420

Dwelling Description

Ranch	One Story	1,200 Sqft	Grade C 110	**Replacement Cost New** Base	116,136
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Average	Basic	123,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	80,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1965	528	C 110	12,185	Avg.	65%	100%	100%	7,920
1,200 SFLA		67.10 = $/SFLA (4)				Outbuilding Total			7,920

Accpt Land	40,000	**Accepted Bldg**	88,000	**Total**	128,000

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/16/2002
Sale Price	39,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.11	Acres-Road Frontage	3,000.00	330	100%		330
16.89	Acres-Back Land	500.00	8,445	100%		8,445
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.00		3,356.58 Per Acre		Land Total		63,775

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	650 Sqft	Grade C 100	Base	88,224
Exterior	Stucco	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate	Roof	5,707
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,901
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	2,028
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Open	94,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	86,253

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2002	120	E 100	900	Avg.	89%	100%	100%	801
Gar	2003	640	B 100	21,018	Avg.	89%	100%	100%	18,706
(F) Gar	2003	240	B 100	15,840	Avg.	89%	100%	100%	14,098
Deck	2004	32	B 100	380	Avg.	90%	100%	100%	342
Shed	2006	160	C 100	1,600	Avg.	91%	100%	100%	1,456
975 SFLA		88.46 = $/SFLA (4)					Outbuilding Total		35,403

Accpt Land 64,000 **Accepted Bldg** 122,000 **Total** 186,000

Map/Lot: R17 61A
Account: 559 Card: 1 of 1 Location: 863 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/07/2007
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	Acres-Baselot (Frct)	14,731.01	16,941	100%		16,941
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.15		32,122.61 Per Acre		Land Total		36,941

Dwelling Description

				Replacement Cost New	
Salt Box	One Story	694 Sqft	Grade E 100	Base	55,381
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,925
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,041
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	9,145
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	Standard	Standard	Poor	Basic	59,560

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	57%	50%	100%	16,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1980	88	E 100	3,512	Poor	57%	50%	100%	1,001
Carport	1980	168	E 100	1,228	Poor	57%	50%	100%	350
Shed	1980	112	E 100	840	Poor	57%	50%	100%	240
Deck	1980	84	E 100	567	Poor	57%	50%	100%	162
Deck	1980	442	E 100	2,984	Poor	57%	50%	100%	850
1.75 Gar	1993	576	E 100	15,474	Poor	71%	50%	100%	5,494
Open Shed	1993	192	E 100	1,152	Poor	71%	50%	100%	409
694 SFLA		24.46 = $/SFLA (4)				Outbuilding Total			8,506

Accpt Land 37,000 **Accepted Bldg** 25,000 **Total** 62,000

Map/Lot: R 5 40
Account: 560 Card: 1 of 1 Location: 706 BREMEN RD

Neighborhood	16 River Tidal 2
Tree Growth	2018
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/16/2018
Sale Price	30,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1	FARMLAND 2018		
Reference 2	FARMLAND 2018		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%	Restrictio	135,000
0.10	acres-Orchard/Nursey Stock	650.00	65	100%		65
8.50	Acres-Crop/Blueberry F&O	450.00	3,825	100%		3,825
2.00	Acres-Mixed Wood F&O	408.00	816	100%		816
0.40	Acres-Wasteland/Bog	100.00	40	100%		40
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		12,288.15 Per Acre			Land Total	159,746

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,104 Sqft	Grade B 100	Base	166,541
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,881
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Good	Basic	177,061

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	120,401

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	168	B 100	11,802	Good	68%	100%	100%	8,025
(U)Basement	1880	168	B 100	3,548	Good	68%	100%	100%	2,413
1 Fr	1880	756	B 100	53,109	Good	68%	100%	100%	36,114
(U)Basement	1880	756	B 100	15,967	Good	68%	100%	100%	10,858
(F)Attic	1880	756	B 100	24,948	Good	68%	100%	100%	16,965
1.5 Barn	1880	1120	B 100	35,289	Good	68%	100%	100%	23,997
(U)Basement	2017	1120	B 100	23,654	Avg.	97%	100%	100%	22,944
Deck	2014	320	C 100	2,880	Avg.	96%	100%	100%	2,765
1,656 SFLA		72.71 = $/SFLA (4)					Outbuilding Total		124,081

Accpt Land 160,000 **Accepted Bldg** 244,000 **Total** 404,000

Map/Lot: R13 60A
Account: 561 Card: 1 of 1 Location: 823 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1988
Sale Price	195,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	21 70 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Baselot (Frct)	11,204.87	19,048	100%		19,048
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.70		22,969.41 Per Acre		Land Total		39,048

Dwelling Description

Gambrel	Two Story	1,288 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	234,398
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,066
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	Floor & Stairs			Attic	8,501
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Standard	Standard	Good	Basic	256,604

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	197,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1972	40	B 100	1,250	Good	77%	100%	100%	963
Enclosed Fr Porch	1972	132	B 100	7,986	Good	77%	100%	100%	6,149
Gar	1972	720	B 100	23,646	Good	77%	100%	100%	18,207
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
2,576 SFLA		76.70 = $/SFLA (4)				Outbuilding Total			25,657

Accpt Land 39,000 **Accepted Bldg** 223,000 **Total** 262,000

Map/Lot: U10 1A
Account: 562 Card: 1 of 1 Location: WALDOBORO WOODS APT

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/30/2008
Sale Price	435,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 24
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Frct)	34,150.62	28,345	289%		81,917
11.00	# -Apartment	2,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.83		149,297.59 Per Acre		Land Total		123,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Apts 9	1974	5016	D 100	317,820	Fair	65%	100%	100%	206,583
Apts 9	1974	5016	D 100	317,820	Fair	65%	100%	100%	206,583
Open Fr Porch	1974	32	D 100	637	Fair	62%	600%	100%	2,370
Basement Crawl	1974	832	D 100	6,465	Fair	65%	100%	100%	4,202
Shed	1990	48	E 100	360	Fair	75%	100%	100%	270
							Outbuilding Total		420,008

Accpt Land 124,000 **Accepted Bldg** 420,000 **Total** 544,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/10/2006
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.16	Acres-Road Frontage	3,000.00	480	100%		480
Total Acres 0.41		91,414.63 Per Acre			Land Total	37,480

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	999 Sqft	Grade B 100	Base	155,501
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1838	0	Standard	Standard	Good	Basic	164,140

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	111,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1838	432	B 100	49,161	Good	68%	100%	100%	33,429
(U)Basement	1838	432	B 100	9,124	Good	68%	100%	100%	6,204
1 Fr	1838	252	B 100	17,703	Good	68%	100%	100%	12,038
(U)Basement	1838	252	B 100	5,322	Good	68%	100%	100%	3,619
(U)Attic	1838	252	B 100	2,994	Good	68%	100%	100%	2,036
Shed	1998	96	E 100	720	Good	90%	100%	100%	648
Deck	2006	120	C 100	1,080	Good	94%	100%	100%	1,015
1,498 SFLA		74.51 = $/SFLA (4)					Outbuilding Total		58,989

Accpt Land 37,000 **Accepted Bldg** 171,000 **Total** 208,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/11/2005
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.11	Acres-Back Land	500.00	55	100%		55
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.11		18,035.55 Per Acre		Land Total		38,055

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 110	Base	118,344
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	123,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	107,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	96	C 110	950	Avg.	91%	100%	100%	864
Deck	2007	506	C 110	5,009	Avg.	92%	100%	100%	4,608
Deck	2014	264	C 100	2,376	Avg.	96%	100%	100%	2,281
Shed	2014	280	C 100	2,800	Avg.	96%	100%	100%	2,688
1,232 SFLA		86.87 = $/SFLA (4)					Outbuilding Total		10,441

Accpt Land 38,000 **Accepted Bldg** 117,000 **Total** 155,000

Map/Lot: R17 59
Account: 565 Card: 1 of 1 Location: 808 N NOBLEBORO RD

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/11/2004
Sale Price	137,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
1.33	Acres-Road Frontage	3,000.00	3,990	100%		3,990
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.40	Acres-Under Water	.00		100%		0
Total Acres 3.73		14,474.53 Per Acre		Land Total		53,990

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	638 Sqft	Grade C 100	Base	89,048
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,426
Rooms	9				
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
1900	0	Standard	Standard	Average	Basic	88,069

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	54,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	85	C 100	2,013	Avg.	62%	100%	100%	1,248
1 Fr	1900	272	C 100	14,476	Avg.	62%	100%	100%	8,975
(U)Basement	1900	136	C 100	2,176	Avg.	62%	100%	100%	1,349
Shed	1900	24	C 100	240	Avg.	62%	100%	100%	149
1.5 Fr	1900	756	C 100	51,090	Avg.	62%	100%	100%	31,676
Shed	1900	198	E 100	1,485	Fair	54%	100%	100%	802
Deck	2005	588	C 110	5,821	Avg.	91%	100%	100%	5,297
Deck	2005	144	C 110	1,426	Avg.	91%	100%	100%	1,298
957 SFLA		57.06 = $/SFLA (4)				Outbuilding Total			50,794

Accpt Land 54,000 **Accepted Bldg** 105,000 **Total** 159,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 05/01/1971
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.13	Acres-Back Land	500.00	565	100%		565
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.63		23,046.01 Per Acre		Land Total		37,565

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	962 Sqft	Grade C 100	Base	89,754
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,433
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	1/2 Finished			Attic	16,902
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	Standard	Standard	Fair	Basic	109,029

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	58,876

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	408	C 100	21,714	Fair	54%	100%	100%	11,726
(U)Attic	1860	408	C 100	3,672	Fair	54%	100%	100%	1,983
Open Fr Porch	1860	216	C 100	5,115	Fair	54%	100%	100%	2,762
1.5 Barn	1860	864	C 100	20,624	Fair	54%	100%	100%	11,137
Shed	1860	198	C 100	1,980	Fair	54%	100%	100%	1,069
962 SFLA		61.20 = $/SFLA (4)				Outbuilding Total			28,677

Accpt Land 38,000 **Accepted Bldg** 88,000 **Total** 126,000

Map/Lot: R 8 41
Account: 567 Card: 1 of 1 Location: 2457 FRIENDSHIP RD

Neighborhood 16	River Tidal 2
Tree Growth	2007
Zoning/Use	RURAL VILLAGE BUSINESS SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	TREE GROWTH 2007		
Reference 2	TREE GROWTH 2007		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	18 70 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	40%		60,000
0.63	Acres-Road Frontage	3,000.00	1,890	100%		1,890
8.00	Acres-Softwood TG	337.00	2,696	100%		2,696
17.00	Acres-Mixed Wood TG	408.00	6,936	100%		6,936
3.00	Acres-Hardwood TG	263.00	789	100%		789
1.31	Acres-Wasteland/Bog	100.00	131	100%		131
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 31.94		2,894.24 Per Acre			Land Total	92,442

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	952 Sqft	Grade C 100	Base	112,929
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,128
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
1790	0	Standard	Standard	Poor	Basic	115,057

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	52,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1790	48	C 100	1,680	Poor	46%	100%	100%	773
Open Fr Porch	1790	108	C 100	2,557	Poor	46%	100%	100%	1,176
1 Fr	1790	486	C 100	25,865	Poor	46%	100%	100%	11,898
(U)Basement	1790	486	C 100	7,776	Poor	46%	100%	100%	3,577
New Moon M/H	1960	10X50	C 100	25,000	Poor	30%	50%	100%	3,750
1,928 SFLA		27.45 = $/SFLA (4)					Outbuilding Total		21,174

Accpt Land 92,000 **Accepted Bldg** 74,000 **Total** 166,000

Neighborhood 16	River Tidal 2
Tree Growth	2005
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1985
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TG 2005 OPEN SPACE 2015
Reference 2	TG 2005 OPEN SPACE 2015
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
350	$/LF -Water Frontage	150.00	52,500	40%		21,000
3.50	Acres-Water Acreage	.00		100%		0
6.44	Acres-Road Frontage	3,000.00	19,320	40%		7,728
75.06	Acres-Back Land	500.00	37,530	40%		15,012
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
Total Acres 89.00		2,244.27 Per Acre		Land Total		199,740

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade B 100	Base	126,166
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-4,476
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	2,965
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	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	Standard	Standard	Good	Basic	127,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	109,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1990	2	B 100	5,280	Good	86%	100%	100%	4,541
1 Fr	1990	320	B 100	22,480	Good	86%	100%	100%	19,333
(U)Basement	1990	320	B 100	6,758	Good	86%	100%	100%	5,812
Open Fr Porch	1990	148	B 100	4,627	Good	86%	100%	100%	3,979
2 Barn	1990	720	B 100	28,940	Good	86%	100%	100%	24,888
Shed	1990	576	B 100	7,603	Good	86%	100%	100%	6,539
Cabin	1975	480	E 100	13,572	Poor	51%	100%	100%	6,922
(U)Attic	1975	528	E 100	3,564	Poor	51%	100%	100%	1,818
1,080 SFLA		101.24 = $/SFLA (4)				Outbuilding Total			73,832

Accpt Land	200,000	Accepted Bldg	183,000	Total	383,000

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL RURAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Sale Data

Sale Date	11/01/1985
Sale Price	55,600
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
1.86	Acres-Road Frontage	3,000.00	5,580	100%		5,580
4.77	Acres-Back Land	500.00	2,385	100%		2,385
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.63		6,890.50 Per Acre			Land Total	59,465

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,192 Sqft	Grade C 100	Base	131,855
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,664
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	133,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1880	70	C 100	3,208	Avg.	62%	100%	100%	1,989
1.5 Barn	1880	360	E 100	6,445	Poor	46%	50%	100%	1,482
1.5 Att Gar	1994	552	E 100	11,029	Fair	78%	100%	100%	8,603
Shed	1994	384	E 100	2,880	Fair	78%	100%	100%	2,246
Shed	2000	80	E 100	600	Fair	83%	100%	100%	498
1.75 Shed	2009	256	E 100	2,764	Avg.	93%	100%	100%	2,571
1,788 SFLA		46.38 = $/SFLA (4)					Outbuilding Total		17,389

Accpt Land	59,000	Accepted Bldg	100,000	Total	159,000

Map/Lot: R 5 23
Account: 570 Card: 1 of 1 Location: 510 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	80%		120,000
412	$/LF -Water Frontage	150.00	61,800	100%		61,800
4.12	Acres-Water Acreage	.00		100%		0
3.80	Acres-Road Frontage	3,000.00	11,400	100%		11,400
19.87	Acres-Back Land	500.00	9,935	100%		9,935
Total Acres 29.79		6,818.90 Per Acre		Land Total		203,135

Accpt Land 203,000 **Accepted Bldg** 0 **Total** 203,000

Name: LEVENSALER, GARY B
LEVENSALER, CHERYL R

Map/Lot: R 5 22A
Account: 571 Card: 1 of 1 Location: 525 BREMEN RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	12/01/1996
Sale Price	39,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
1.58	Acres-Road Frontage	3,000.00	4,740	100%		4,740
59.42	Acres-Back Land	500.00	29,710	100%		29,710
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
Total Acres 71.00		940.14 Per Acre		Land Total		66,750

Accpt Land	67,000	**Accepted Bldg**	0	**Total**	67,000

Map/Lot: R19 19- 1
Account: 572 Card: 1 of 1 Location: 1541 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/2005
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.43	Acres-Baselot (Frct)	12,646.95	18,085	100%		18,085
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.43		26,632.87 Per Acre		Land Total		38,085

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1983	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
MH Slab		2000	1008	C 100	3,417	Avg.	87%	100%	100%	2,973
Deck		2000	55	C 100	495	Avg.	87%	100%	100%	431
Shed		2003	168	E 100	1,260	Avg.	89%	100%	100%	1,121
Cover-It		2017	240	C 100	480	Avg.	97%	100%	100%	466
924 SFLA			240.30 = $/SFLA (4)				Outbuilding Total			28,149

Accpt Land 38,000 **Accepted Bldg** 28,000 **Total** 66,000

Map/Lot: U10 22B
Account: 573 Card: 1 of 2 Location: 65 MILL ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	47,367.77	21,316	100%		21,315
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.45		89,588.89 Per Acre		Land Total		40,315

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,700 Sqft	Grade C 100	Base	137,579
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	34,000
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,520
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
1987	0	Standard	Standard	Average	Basic	179,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	141,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	60	C 100	540	Avg.	79%	100%	100%	427
Hearth	1987	1	C 100	2,000	Avg.	79%	100%	100%	1,580
Shed	1997	108	E 100	810	Avg.	86%	100%	100%	697
Shed	2002	80	E 100	600	Avg.	89%	100%	100%	534
Deck	2002	112	C 100	1,008	Avg.	89%	100%	100%	897
Shed	2006	168	E 100	1,260	Avg.	91%	100%	100%	1,147
1,700 SFLA		83.23 = $/SFLA (4)					Outbuilding Total		5,282

Accpt Land 40,000 **Accepted Bldg** 147,000 **Total** 187,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Dwelling Description

					Replacement Cost New
Ranch	One Story	672 Sqft	Grade C 100	Base	71,747
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-5,067
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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
1995	0	Standard	Standard	Average	Basic	66,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	56,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1995	624	C 100	13,092	Avg.	84%	100%	100%	10,997
672 SFLA		83.35 = $/SFLA (4)				Outbuilding Total			10,997

Accpt Land 0 **Accepted Bldg** 67,000 **Total** 67,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	40,000	147,000	187,000	40,000	147,000	187,000
2	0	67,000	67,000	0	67,000	67,000
TOTAL	40,000	214,000	254,000	40,000	214,000	254,000

Map/Lot: R 8 16B-16
Account: 574 Card: 1 of 1 Location: 16 BROOKSIDE PARK

Neighborhood 2	Rural Paved 2
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Sale Data

Sale Date	08/16/2016
Sale Price	1,313
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	2000	14X68	A 100	50,864	Poor	30%	100%	100%	15,259
952 SFLA		74.86 = $/SFLA (4)					Outbuilding Total		15,259

Accpt Land	0	**Accepted Bldg**	15,000	**Total**	15,000

Map/Lot: R13 53A- 4
Account: 575 Card: 1 of 1 Location: 1070 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1984
Sale Price	48,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Baselot (Frct)	15,805.12	16,437	100%		16,437
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.04		35,035.58 Per Acre		Land Total		36,437

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 110	Base	84,627
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-287
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
1982	0	Standard	Standard	Average	Basic	84,340

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	64,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1982	168	C 110	9,835	Avg.	76%	100%	100%	7,475
Deck	1982	120	C 110	1,188	Avg.	76%	100%	100%	903
Shed	1982	96	E 100	720	Avg.	76%	100%	100%	547
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
768 SFLA		83.46 = $/SFLA (4)					Outbuilding Total		9,263

Accpt Land 36,000 **Accepted Bldg** 73,000 **Total** 109,000

Map/Lot: U 6 12
Account: 576 Card: 1 of 1 Location: 34 OLD ROUTE 1

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	08/01/1945
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.24	Acres-Road Frontage	3,000.00	720	100%		720
0.25	Acres-Back Land	500.00	125	100%		125
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.74		51,141.89 Per Acre			Land Total	37,845

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	460 Sqft	Grade C 100	Base	74,870
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,734
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Average	Basic	76,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	47,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1890	448	C 100	23,843	Avg.	62%	100%	100%	14,783
(U)Attic	1890	224	C 100	2,016	Avg.	62%	100%	100%	1,250
(F)Attic	1890	224	C 100	5,600	Avg.	62%	100%	100%	3,472
1.5 Gar	1890	408	E 100	9,667	Avg.	62%	100%	100%	5,994
Shed	1890	168	E 100	1,260	Avg.	62%	100%	100%	781
690 SFLA		69.06 = $/SFLA (4)					Outbuilding Total		26,280

Accpt Land 38,000 **Accepted Bldg** 74,000 **Total** 112,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE VILLAGE
Topography	Rolling
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/1999
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.95	Acres-Road Frontage	3,000.00	5,850	100%		5,850
10.33	Acres-Back Land	500.00	5,165	100%		5,165
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 12.53		3,832.00 Per Acre		Land Total		48,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1973	825	B 100	27,094	Avg.	70%	100%	100%	18,966
Shed	1978	320	E 100	2,400	Avg.	73%	100%	100%	1,752
						Outbuilding Total			20,718

Accpt Land 48,000 **Accepted Bldg** 21,000 **Total** 69,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	01/04/2018
Sale Price	70,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot (Frct)	63,838.99	43,411	60%		26,046
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.68		53,008.82 Per Acre			Land Total	36,046

Dwelling Description — **Replacement Cost New**

Ranch	One Story	304 Sqft	Grade SC75	Base	27,777
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,289
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-342
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	Floor & Stairs			Attic	855
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	None	None	Average	Basic	25,415

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	20,332

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	100	E 100	675	Avg.	80%	100%	100%	540
Shed	2007	9	E 100	68	Avg.	92%	100%	100%	63
304 SFLA		66.88 = $/SFLA (4)				Outbuilding Total			603

Accpt Land 36,000 **Accepted Bldg** 21,000 **Total** 57,000

Map/Lot: R15 54
Account: 579 Card: 1 of 1 Location: 374 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1987
Sale Price	51,600
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Baselot (Frct)	18,666.00	15,306	100%		15,306
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.82		43,056.10 Per Acre		Land Total		35,306

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	320 Sqft	Grade C 100	Base	50,384
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-1,507
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Electric	Cooling	0% None	Heat	-268
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,600
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1982	Standard	Standard	Fair	Basic	50,209

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	27,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	500	C 100	26,610	Fair	54%	100%	100%	14,369
Enclosed Fr Porch	1900	72	C 100	3,300	Fair	54%	100%	100%	1,782
Shed	1900	90	E 100	675	Fair	54%	100%	100%	364
320 SFLA		84.73 = $/SFLA (4)					Outbuilding Total		16,515

Accpt Land 35,000 **Accepted Bldg** 44,000 **Total** 79,000

Map/Lot: U12 7
Account: 580 Card: 1 of 1 Location: 1376 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/20/2015
Sale Price	130,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 19
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
0.09	Acres-Road Frontage	3,000.00	270	100%		270
Total Acres 0.84		132,166.67 Per Acre			Land Total	111,020

Accpt Land 111,000 **Accepted Bldg** 0 **Total** 111,000

Map/Lot: R12 12- 3
Account: 581 Card: 1 of 1 Location: 12 BAYVILLE AVE

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1994
Sale Price	25,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1974 CROWN 12 X 70
Tran/Land/Bldg	2 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Crown M/H	1974	12X66	C 100	36,432	Fair	40%	100%	100%	14,573
MH Basement	1990	792	C 100	12,672	Fair	75%	100%	100%	9,504
Deck	1990	432	C 100	3,888	Fair	75%	100%	100%	2,916
Entry	1990	66	C 100	2,310	Fair	75%	100%	100%	1,732
Shed	1990	748	C 100	7,480	Fair	75%	100%	100%	5,610
Shed	1990	456	E 100	3,420	Fair	75%	100%	100%	2,565
792 SFLA		123.10 = $/SFLA (4)				Outbuilding Total			36,900

Accpt Land	40,000	**Accepted Bldg**	37,000	**Total**	77,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/23/2015
Sale Price	12,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.86	Acres-Road Frontage	3,000.00	2,580	100%		2,580
1.64	Acres-Back Land	500.00	820	100%		820
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.50		9,644.44 Per Acre			Land Total	43,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1988	14X66	C 100	39,534	Poor	30%	50%	100%	5,930
Deck	2006	48	C 100	432	Avg.	91%	50%	100%	196
924 SFLA		111.94 = $/SFLA (4)				Outbuilding Total			6,126

Accpt Land 43,000 **Accepted Bldg** 6,000 **Total** 49,000

Map/Lot: R18 54D
Account: 583 Card: 1 of 1 Location: 107 MAPLE DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
60.00	Acres-Back Land	500.00	30,000	100%		30,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 72.00		1,361.11 Per Acre			Land Total	98,000

Dwelling Description **Replacement Cost New**

Contemporary	One & 1/2 Story	400 Sqft	Grade C 100	Base	70,091
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	74,791

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	54,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1993	388	C 100	3,492	Avg.	83%	100%	100%	2,898
2 Fr	1993	784	C 100	67,589	Avg.	83%	100%	100%	56,099
(U)Basement	1993	784	C 100	12,544	Avg.	83%	100%	100%	10,412
(U)Attic	1993	784	C 100	7,056	Avg.	83%	100%	100%	5,856
Open Fr Porch	1993	60	C 100	1,421	Avg.	83%	100%	100%	1,179
Shed	1982	240	E 100	1,800	Fair	68%	100%	100%	1,224
Gar	2001	576	E 100	10,748	Avg.	88%	100%	100%	9,458
600 SFLA		91.00 = $/SFLA (4)					Outbuilding Total		87,126

Accpt Land 98,000 **Accepted Bldg** 142,000 **Total** 240,000

Map/Lot: R 1 62
Account: 584 Card: 1 of 2 Location: 1083 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
218	$/LF -Water Frontage	150.00	32,700	100%		32,700
2.18	Acres-Water Acreage	.00		100%		0
1.82	Acres-Back Land	500.00	910	100%		910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 6.00		24,268.33 Per Acre		Land Total		145,610

Dwelling Description

				Replacement Cost New	
Ranch	One Story	736 Sqft	Grade D 100	Base	64,240
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Standard	Standard	Average	Basic	65,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	43,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1966	192	D 100	8,583	Avg.	66%	100%	100%	5,665
(U)Basement	1966	192	D 100	2,580	Avg.	66%	100%	100%	1,703
Enclosed Fr Porch	1966	168	D 100	6,467	Avg.	66%	100%	100%	4,268
Deck	1966	88	D 100	665	Avg.	66%	100%	100%	439
1.75 Gar	1984	768	D 100	23,108	Avg.	77%	100%	100%	17,793
Ramp	1966	72	C 100	1,620	Fair	55%	100%	100%	891
Dock	1966	60	C 100	915	Fair	55%	100%	100%	503
Swimming Pool	1996	592	C 100	20,388	Avg.	85%	60%	100%	10,398
Patio	1996	476	C 100	2,304	Avg.	85%	100%	100%	1,958
Canopy	1984	256	D 100	1,893	Avg.	77%	100%	100%	1,458
736 SFLA		59.02 = $/SFLA (4)					Outbuilding Total		45,076

Accpt Land 146,000 **Accepted Bldg** 89,000 **Total** 235,000

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 99 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1974	368	C 100	13,874	Poor	50%	100%	100%	6,937
Enclosed Fr Porch	1974	64	C 100	2,933	Poor	50%	100%	100%	1,466
Cabin	1977	368	C 100	13,874	Poor	54%	100%	100%	7,492
Enclosed Fr Porch	1977	64	C 100	2,933	Poor	54%	100%	100%	1,584
736 SFLA		59.02 = $/SFLA (4)					Outbuilding Total		17,479

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	146,000	89,000	235,000	146,000	89,000	235,000
2	0	17,000	17,000	0	17,000	17,000
TOTAL	146,000	106,000	252,000	146,000	106,000	252,000

Map/Lot: R 1 100
Account: 585 Card: 1 of 1 Location: 153 BUTTER POINT RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1999
Sale Price	57,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 2629 158 MVLT
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	90%		67,500
232	$/LF -Water Frontage	150.00	34,800	50%		17,400
2.32	Acres-Water Acreage	.00		100%		0
7.50	Acres-Road Frontage	3,000.00	22,500	100%		22,500
0.90	Acres-Back Land	500.00	450	100%		450
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 14.72		7,340.35 Per Acre		Land Total		108,050

Accpt Land 108,000 **Accepted Bldg** 0 **Total** 108,000

Map/Lot: U 4 71
Account: 586 Card: 1 of 1 Location: 970 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/21/2016
Sale Price	37,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
Total Acres 0.27		137,259.26 Per Acre		Land Total		37,060

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,209 Sqft	Grade C 100	Base	167,924
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,603
Rooms	15				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	Floor & Stairs			Attic	6,045
FirePlaces	7			Fireplace	8,075
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Fair	Basic	190,347

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	54%	20%	100%	20,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	96	C 100	5,109	Fair	54%	20%	100%	552
1 Fr	1830	396	C 100	21,075	Fair	54%	20%	100%	2,276
(U)Attic	1830	396	C 100	3,564	Fair	54%	100%	100%	1,925
Open Fr Porch	1830	50	C 100	1,184	Fair	54%	100%	100%	639
Bay Window	1830	36	C 100	4,608	Fair	54%	100%	100%	2,488
1.5 Shed	1830	684	C 100	8,687	Fair	54%	100%	100%	4,691
Shed	1830	65	C 100	650	Fair	54%	100%	100%	351
1.5 Barn	1830	504	C 100	12,030	Fair	54%	100%	100%	6,496
2,418 SFLA		8.50 = $/SFLA (4)					Outbuilding Total		19,418

Accpt Land 37,000 **Accepted Bldg** 40,000 **Total** 77,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/2001
Sale Price	95,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.60	Acres-Back Land	500.00	300	100%		300
Total Acres 0.85		43,882.35 Per Acre			Land Total	37,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	912 Sqft	Grade C 110	Base	121,961
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,242
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	126,587

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	78,484

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	435	C 110	25,466	Avg.	62%	100%	100%	15,789
2 Fr	1880	12	C 110	1,138	Avg.	62%	100%	100%	706
Open Fr Porch	1880	90	C 110	2,344	Avg.	62%	100%	100%	1,453
Bay Window	1880	10	C 110	1,408	Avg.	62%	100%	100%	873
Shed	1880	210	C 100	2,100	Avg.	62%	100%	100%	1,302
2 Shed	1880	520	C 100	8,424	Avg.	62%	100%	100%	5,223
1,368 SFLA		57.37 = $/SFLA (4)					Outbuilding Total		25,346

Accpt Land 37,000 **Accepted Bldg** 104,000 **Total** 141,000

Map/Lot: R24 16
Account: 588 Card: 1 of 1 Location: 440 NOYES RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	10/10/2018
Sale Price	325,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
800	$/LF -Water Frontage	100.00	80,000	75%		60,000
6.52	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 8.52		19,014.08 Per Acre		Land Total		162,000

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	1,196 Sqft	Grade B 100	Base	191,780
Exterior	Log Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	3,333
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,528
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Standard	Standard	Good	Basic	209,762

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	172,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Fr Porch	1983	368	B 100	11,502	Good	82%	100%	100%	9,432
Deck	1983	108	B 100	1,283	Good	82%	100%	100%	1,052
Att Gar	1983	484	B 100	13,403	Good	82%	100%	100%	10,990
(U)Basement	1983	484	B 100	10,222	Good	82%	100%	100%	8,382
Gar	1988	640	E 100	11,942	Good	85%	100%	100%	10,151
Shed	1988	224	E 100	1,680	Good	85%	100%	100%	1,428
Shed	1990	420	E 100	3,150	Good	86%	100%	100%	2,709
Cabin	1983	528	B 100	26,276	Good	82%	100%	100%	21,546
Open Fr Porch	1983	154	B 100	4,814	Good	82%	100%	100%	3,947
Deck	2006	154	B 100	1,830	Good	94%	100%	100%	1,720
1,794 SFLA		95.88 = $/SFLA (4)					Outbuilding Total		71,357

Accpt Land 162,000 **Accepted Bldg** 243,000 **Total** 405,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Baselot (Frct)	33,672.38	21,214	75%		15,910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.63		57,000.00 Per Acre		Land Total		35,910

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	861 Sqft	Grade C 110	Base	116,328
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	1983	Standard	Standard	Good	Basic	116,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	79,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1993	350	C 100	3,150	Avg.	83%	100%	100%	2,614
Gar	1984	768	C 100	19,108	Avg.	77%	100%	100%	14,713
Shed	1880	240	E 100	1,800	Fair	54%	100%	100%	972
Shed	1994	120	E 100	900	Avg.	84%	100%	100%	756
Entry	2016	66	C 100	2,310	Avg.	97%	100%	100%	2,241
1,292 SFLA		61.23 = $/SFLA (4)					Outbuilding Total		21,296

Accpt Land 36,000 **Accepted Bldg** 100,000 **Total** 136,000

Map/Lot: R22 13B
Account: 590 Card: 1 of 1 Location: 2880 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities NoneNone
Street Paved

Sale Data

Sale Date	05/17/2014
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.30	Acres-Road Frontage	3,000.00	18,900	100%		18,900
12.20	Acres-Back Land	500.00	6,100	80%		4,880
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
Total Acres 21.50		2,040.93 Per Acre		Land Total		43,880

Accpt Land 44,000 **Accepted Bldg** 0 **Total** 44,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1987
Sale Price	18,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Baselot (Frct)	77,780.06	26,445	50%		13,223
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.34		97,714.71 Per Acre		Land Total		33,223

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	951 Sqft	Grade C 100	Base	129,103
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 1/2 Bmt	Basement	-3,585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1999	Standard	Standard	Average	Basic	127,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	78,987

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1950	320	C 100	17,030	Avg.	62%	100%	100%	10,559
Deck	1991	180	C 100	1,620	Avg.	82%	100%	100%	1,328
1.5 Gar	1991	420	E 100	9,951	Avg.	82%	100%	100%	8,160
Shed	2003	280	E 100	2,100	Avg.	89%	100%	100%	1,869
Deck	2005	48	C 100	432	Avg.	91%	100%	100%	393
1,664 SFLA		47.47 = $/SFLA (4)				Outbuilding Total			22,309

Accpt Land 33,000 **Accepted Bldg** 101,000 **Total** 134,000

Map/Lot: R23 7A
Account: 592 Card: 1 of 1 Location: 3442 WASHINGTON RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/05/2017
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.60	Acres-Road Frontage	3,000.00	7,800	100%		7,800
0.90	Acres-Back Land	500.00	450	100%		450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.50	Acres-Under Water	.00		100%		0
Total Acres 7.00		9,035.71 Per Acre		Land Total		63,250

Dwelling Description **Replacement Cost New**

Ranch	One Story	896 Sqft	Grade C 100	Base	86,511
Exterior	Wood 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 Space	Basement	-4,220
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1975	0	Standard	Standard	Average	Basic	82,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	59,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1975	112	C 100	1,008	Avg.	72%	100%	100%	726
Shed	1979	168	E 100	1,260	Fair	66%	100%	100%	832
896 SFLA		66.13 = $/SFLA (4)				Outbuilding Total			1,558

Accpt Land 63,000 **Accepted Bldg** 61,000 **Total** 124,000

Map/Lot: R16 35B
Account: 593 Card: 1 of 1 Location: 1435 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	80%		28,000
1.20	Acres-Back Land	500.00	600	100%		600
Total Acres 3.20		8,937.50 Per Acre		Land Total		28,600

Accpt Land 29,000 **Accepted Bldg** 0 **Total** 29,000

Map/Lot: R16 35A
Account: 594 Card: 1 of 1 Location: 1435 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1988
Sale Price	128,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.05		19,585.37 Per Acre		Land Total		40,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	882 Sqft	Grade B 100	Base	143,199
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	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	1987	Standard	Standard	Good	Basic	145,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	132,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	120	B 100	3,751	Good	91%	100%	100%	3,413
Deck	1900	120	B 100	1,426	Good	91%	100%	100%	1,298
2 Barn	1900	1080	C 100	32,886	Fair	54%	100%	100%	17,758
1,323 SFLA		100.20 = $/SFLA (4)				Outbuilding Total			22,469

Accpt Land 40,000 **Accepted Bldg** 155,000 **Total** 195,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Baselot (Frct)	15,196.59	16,716	100%		16,716
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.10		33,378.18 Per Acre		Land Total		36,716

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,092 Sqft	Grade C 100	Base	97,826
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	546 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,920
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,627
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Average	Basic	116,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	107,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	2007	36	C 100	1,245	Avg.	92%	200%	100%	2,290
Gar	1992	576	E 100	10,748	Avg.	82%	100%	100%	8,813
1,092 SFLA		98.50 = $/SFLA (4)				Outbuilding Total			11,103

Accpt Land 37,000 **Accepted Bldg** 119,000 **Total** 156,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	12/27/2006
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Back Land	500.00	3,500	100%		3,500
20.00	Acres-Wasteland/Bog	100.00	2,000	100%		2,000
Total Acres 27.00		203.70 Per Acre		Land Total		5,500

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Map/Lot: U 2 20
Account: 597 Card: 1 of 1 Location: 402 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/29/2009
Sale Price	58,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.11	Acres-Back Land	500.00	55	100%		55
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.61		85,336.07 Per Acre		Land Total		52,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bowling 14	1961	8770	E 100	256,194	Avg.	63%	100%	100%	161,402
Open Fr Porch	2004	140	E 100	2,486	Avg.	90%	100%	100%	2,237
						Outbuilding Total			163,639

Accpt Land 52,000 **Accepted Bldg** 164,000 **Total** 216,000

Map/Lot: R22 29
Account: 598 Card: 1 of 1 Location: 201 ORFFS CORNER RD

Neighborhood 9	Residential Stream 2
Tree Growth	2010
Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Paved

Reference 1	TREE GROWTH 2010		
Reference 2	TREE GROWTH 2010		
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	Acres-Softwood TG	337.00	11,795	100%		11,795
15.00	Acres-Mixed Wood TG	408.00	6,120	100%		6,120
Total Acres 50.00		358.30 Per Acre		Land Total		17,915

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1988
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	80%		1,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.50		16,480.00 Per Acre		Land Total		41,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	396 Sqft	Grade C 100	Base	69,772
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	400
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1930	0	Standard	Standard	Good	Basic	70,172

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	47,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1930	260	C 100	13,837	Good	68%	100%	100%	9,409
Deck	1930	144	C 100	1,296	Good	68%	100%	100%	881
594 SFLA		80.33 = $/SFLA (4)				Outbuilding Total			10,290

Accpt Land	41,000	**Accepted Bldg**	58,000	**Total**	99,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/22/2014
Sale Price	20,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.85		21,371.89 Per Acre		Land Total		39,538

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1999	936	E 100	17.466	Avg.	87%	100%	100%	15,195
						Outbuilding Total			15,195

Accpt Land 40,000 **Accepted Bldg** 15,000 **Total** 55,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
18.76	Acres-Back Land	500.00	9,380	100%		9,380
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 26.76		2,084.45 Per Acre			Land Total	55,780

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,012 Sqft	Grade C 110	Base	103,165
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-378
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,566
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	Standard	Standard	Average	Basic	108,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	79,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1977	180	C 110	1,782	Avg.	73%	100%	100%	1,301
Shed	1977	144	E 100	1,080	Poor	54%	100%	100%	583
Shed	1977	120	E 100	900	Poor	54%	100%	100%	486
Shed	1977	200	E 100	1,500	Fair	64%	100%	100%	960
1.5 Gar	1982	780	E 100	18,480	Avg.	76%	100%	100%	14,045
Canopy	2006	390	E 100	2,574	Avg.	91%	100%	100%	2,342
1,012 SFLA		78.16 = $/SFLA (4)					Outbuilding Total		19,717

Accpt Land 56,000 **Accepted Bldg** 99,000 **Total** 155,000

Map/Lot: R17 38
Account: 602 Card: 1 of 1 Location: 2191 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 34
X Coordinate 0 Y Coordinate 0
Exemption(s) 25 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manure Pit	1990	3108	C 100	40,404	Avg.	81%	100%	100%	32,727
							Outbuilding Total		32,727

Accpt Land 0 **Accepted Bldg** 33,000 **Total** 33,000

Map/Lot: R22 42
Account: 603 Card: 1 of 1 Location: 670 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/09/2008
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	
Reference 2	1988 KEISER 14 X 80
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
85.75	Acres-Back Land	500.00	42,875	100%		42,875
5.00	Acres-Wasteland/Bog	100.00	500	100%		500
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 102.75		1,220.19 Per Acre		Land Total		125,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Keiser.....M/H	1988	14X76	A 100	56,848	Avg.	51%	100%	100%	28,992
MH Slab	1979	1064	C 100	3,607	Avg.	74%	100%	100%	2,669
Deck	1990	96	E 100	648	Avg.	81%	100%	100%	525
1.5 Barn	1970	960	E 100	17,186	Avg.	68%	100%	100%	11,686
Enclosed Fr Porch	1992	176	E 100	6,050	Avg.	82%	100%	100%	4,961
1.5 Gar	1997	576	E 100	13,647	Avg.	86%	100%	100%	11,736
1 Fr	2008	200	C 100	10,644	Avg.	93%	100%	100%	9,899
Deck	2008	150	C 100	1,350	Avg.	93%	100%	100%	1,256
1 Fr	2008	150	C 100	7,983	Avg.	93%	100%	100%	7,424
Deck	2008	140	C 100	1,260	Avg.	93%	100%	100%	1,172
1,064 SFLA		128.34 = $/SFLA (4)				Outbuilding Total			80,320

Accpt Land 125,000 **Accepted Bldg** 80,000 **Total** 205,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.41	Acres-Road Frontage	3,000.00	7,230	100%		7,230
10.17	Acres-Back Land	500.00	5,085	100%		5,085
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 14.58		4,136.83 Per Acre		Land Total		60,315

Dwelling Description — Replacement Cost New

Salt Box	One & 1/2 Story	780 Sqft	Grade C 100	Base	99,366
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-398
Rooms	5				
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
1979	0	Standard	Standard	Average	Basic	98,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	73,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1979	48	C 100	432	Avg.	74%	100%	100%	320
1.5 Gar	1991	672	E 100	15,921	Avg.	82%	100%	100%	13,055
Green House Framed	1991	100	E 100	1,471	Avg.	82%	100%	100%	1,206
Gar	1995	240	E 100	4,478	Avg.	84%	100%	100%	3,762
Quonset Metal	2015	1452	C 100	22,288	Avg.	97%	100%	100%	21,619
1,170 SFLA		62.59 = $/SFLA (4)				Outbuilding Total			39,962

Accpt Land 60,000 **Accepted Bldg** 113,000 **Total** 173,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/18/2014
Sale Price	37,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.05	Acres-Road Frontage	3,000.00	3,150	100%		3,150
1.65	Acres-Back Land	500.00	825	100%		825
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.70		8,930.85 Per Acre			Land Total	41,975

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn		1880	896	E 100	12,634	Poor	46%	100%	100%	5,812
Burlington	M/H	1984	14X72	A 100	53,856	Fair	40%	100%	100%	21,542
Shed		1999	140	E 100	1,050	Fair	83%	100%	100%	872
Entry		1999	140	E 100	3,675	Fair	83%	100%	100%	3,050
Deck		2001	112	E 100	756	Fair	84%	100%	100%	635
1,008 SFLA			94.03 = $/SFLA (4)					Outbuilding Total		31,911

Accpt Land 42,000 **Accepted Bldg** 32,000 **Total** 74,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	08/06/2018
Sale Price	97,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		16,500.00 Per Acre			Land Total	66,000

Dwelling Description / **Replacement Cost New**

Doublewide	One Story	1,344 Sqft	Grade E 75	Base	63,829
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	58,129

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	37,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	150	C 100	1,350	Avg.	73%	100%	100%	986
1.75 Shed	1978	156	E 100	1,684	Fair	65%	100%	100%	1,095
Shed	1978	260	E 100	1,950	Fair	65%	100%	100%	1,268
Shed	1978	80	E 100	600	Fair	65%	100%	100%	390
Gar	1994	720	E 100	13,436	Avg.	84%	100%	100%	11,286
1,344 SFLA		28.11 = $/SFLA (4)					Outbuilding Total		15,025

Accpt Land	66,000	Accepted Bldg	53,000	Total	119,000

Map/Lot: R 9 83
Account: 608 Card: 1 of 1 Location: 229 DEAVER RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Septic System
Street	Gravel

Sale Data

Sale Date	08/20/2018
Sale Price	320,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
0.30	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.80		200,000.00 Per Acre		Land Total		160,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,400 Sqft	Grade B 100	Base	155,921
Exterior	Wood 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 Space	Basement	-8,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	150,939

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	105,657

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1958	35	B 100	416	Good	70%	100%	100%	291
Deck	1958	144	B 100	1,711	Good	70%	100%	100%	1,198
Shed	1958	300	B 100	3,960	Good	70%	100%	100%	2,772
Att Gar	1958	676	B 100	18,720	Good	70%	100%	100%	13,104
Deck	2009	66	C 100	594	Avg.	93%	100%	100%	552
Ramp	2009	90	C 100	2,025	Avg.	93%	100%	100%	1,883
Float	2009	140	C 100	5,145	Avg.	93%	100%	100%	4,785
1,400 SFLA		75.47 = $/SFLA (4)				Outbuilding Total			24,585

Accpt Land 160,000 **Accepted Bldg** 130,000 **Total** 290,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/11/2012
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
0.20	Acres-Road Frontage	3,000.00	600	100%		600
Total Acres 0.70		56,571.43 Per Acre		Land Total		39,600

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,060 Sqft	Grade C 100	Base	155,640
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,159
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	Floor & Stairs			Attic	5,300
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1987	Standard	Standard	Fair	Basic	167,859

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	90,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1860	105	C 100	2,486	Fair	54%	100%	100%	1,342
Entry	1997	30	C 100	1,050	Fair	81%	100%	100%	850
1 Fr	1997	300	C 100	15,966	Fair	81%	100%	100%	12,932
Deck	2006	44	C 100	396	Avg.	91%	100%	100%	360
Shed	2006	238	C 100	2,380	Avg.	91%	100%	100%	2,166
Deck	2006	136	C 100	1,224	Avg.	91%	100%	100%	1,114
Shed	2012	200	C 100	2,000	Avg.	95%	100%	100%	1,900
2,120 SFLA		42.76 = $/SFLA (4)				Outbuilding Total			20,664

Accpt Land 40,000 **Accepted Bldg** 111,000 **Total** 151,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND LC
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/27/2018
Sale Price	2,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
Total Acres 2.00		23,100.00 Per Acre		Land Total		46,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	758 Sqft	Grade C 100	Base	110,566
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1875	0	Standard	Standard	Fair	Basic	110,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	59,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1875	374	C 100	19,904	Fair	54%	100%	100%	10,748
Att Gar	1875	440	C 100	9,231	Fair	54%	100%	100%	4,985
Gar	1875	672	E 100	12,539	Fair	54%	100%	100%	6,771
Shed	1875	480	E 100	3,600	Fair	54%	100%	100%	1,944
Shed	1875	288	E 100	2,160	Fair	54%	100%	100%	1,166
1,326 SFLA		45.03 = $/SFLA (4)				Outbuilding Total			25,614

Accpt Land 46,000 **Accepted Bldg** 85,000 **Total** 131,000

Map/Lot: R13 32C
Account: 612 Card: 1 of 1 Location: WARREN TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP RURAL
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	05/01/1998
Sale Price	9,924
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.34	Acres-Back Land	500.00	1,670	100%		1,670
Total Acres 3.34		500.00 Per Acre		Land Total		1,670

Accpt Land	2,000	**Accepted Bldg**	0	**Total**	2,000

Map/Lot: R 4 4
Account: 613 Card: 1 of 1 Location: 288 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/14/2017
Sale Price	142,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	23,228.18	13,937	100%		13,937
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		56,561.67 Per Acre			Land Total	33,937

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 110	Base	104,057
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Standard	Standard	Average	Basic	108,155

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	71,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1966	90	C 110	4,538	Avg.	66%	100%	100%	2,995
Gar	1966	396	C 110	10,837	Avg.	66%	100%	100%	7,152
Deck	1993	256	C 110	2,534	Avg.	83%	100%	100%	2,103
1,040 SFLA		68.64 = $/SFLA (4)					Outbuilding Total		12,250

Accpt Land 34,000 **Accepted Bldg** 84,000 **Total** 118,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	08/01/1987
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
6.25	Acres-Road Frontage	3,000.00	18,750	100%		18,750
4.18	Acres-Back Land	500.00	2,090	100%		2,090
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 12.43		6,503.62 Per Acre			Land Total	80,840

Accpt Land 81,000 **Accepted Bldg** 0 **Total** 81,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1996
Sale Price	92,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
37.00	Acres-Back Land	500.00	18,500	100%		18,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 39.00		2,141.03 Per Acre		Land Total		83,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1985	1080	D 100	22,571	Avg.	78%	100%	100%	17,605
(F) Gar	1985	1080	D 100	45,360	Avg.	78%	100%	100%	35,381
1 Fr	1985	360	D 100	16,094	Avg.	78%	100%	100%	12,553
1 Fr	1985	360	D 100	16,094	Avg.	78%	100%	100%	12,553
Deck	1985	132	D 100	998	Avg.	78%	100%	100%	778
Deck	1985	248	D 100	1,875	Avg.	78%	100%	100%	1,462
								Outbuilding Total	80,332

Accpt Land 84,000 **Accepted Bldg** 80,000 **Total** 164,000

Map/Lot: R21 8
Account: 616 Card: 1 of 1 Location: 2334 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data

Sale Date	10/18/2013
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.71	Acres-Baselot (Frct)	11,158.96	19,082	100%		19,082
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.71		22,854.97 Per Acre		Land Total		39,082

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	921 Sqft	Grade C 100	Base	109,379
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,472
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	105,907

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	57,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1900	1	C 100	2,000	Fair	54%	100%	100%	1,080
1 Fr	1900	112	C 100	5,961	Fair	54%	100%	100%	3,219
Deck	1900	48	C 100	432	Fair	54%	100%	100%	233
2 Barn	1900	1110	C 100	33,800	Fair	54%	100%	100%	18,252
Deck	1900	96	C 100	864	Fair	54%	100%	100%	467
1,382 SFLA		41.38 = $/SFLA (4)					Outbuilding Total		23,251

Accpt Land	39,000	Accepted Bldg	80,000	Total	119,000

Map/Lot: R24 44
Account: 617 Card: 1 of 2 Location: 800 SIDELINGER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities Dug WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%	Unimproved	14,400
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%	Unimproved	14,400
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
39.93	Acres-Back Land	500.00	19,965	100%		19,965
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 53.93		2,016.78 Per Acre			Land Total	108,765

Dwelling Description **Replacement Cost New**

Colonial	Two & 1/2 Story	1,000 Sqft	Grade C 100	Base	180,466
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	100% None	Heat	5,200
Rooms	4				
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
1997	0	Standard	Standard	Average	Basic	185,666

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	86%	100%	100%	159,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1997	343	C 100	8,122	Avg.	86%	100%	100%	6,985
Entry	1997	35	C 100	1,225	Avg.	86%	100%	100%	1,053
2 Overhang	1997	130	C 100	7,284	Avg.	86%	100%	100%	6,264
Open Fr Porch	1997	100	C 100	2,368	Avg.	86%	100%	100%	2,036
Deck	1997	256	C 100	2,304	Avg.	86%	100%	100%	1,981
Shed	2006	180	E 100	1,350	Avg.	91%	100%	100%	1,228
Shed	2006	80	E 100	600	Avg.	91%	100%	100%	546
Open Fr Porch	2006	32	E 100	568	Avg.	91%	100%	100%	517
1.5 Gar	2011	432	E 100	10,235	Avg.	94%	100%	100%	9,621
Canopy	2011	192	E 100	1,268	Avg.	94%	100%	100%	1,192
2,500 SFLA		63.87 = $/SFLA (4)					Outbuilding Total		31,423

Accpt Land 109,000 **Accepted Bldg** 191,000 **Total** 300,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities Dug WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Dwelling Description

					Replacement Cost New
Baled-straw	One Story	600 Sqft	Grade SC100	Base	50,960
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,393
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-900
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	1/4 Finished			Attic	3,951
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	Standard	Standard	Average	Basic	48,503

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	30,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1982	208	E 100	5,882	Avg.	76%	100%	100%	4,470
2.5 Barn	1900	750	E 100	20,621	Fair	54%	30%	100%	3,340
Shed	1991	170	E 100	1,275	Avg.	82%	100%	100%	1,046
Shed	1900	96	E 100	720	Fair	54%	100%	100%	389
Shed	1900	154	E 100	1,155	Fair	54%	100%	100%	624
Shed	1983	63	E 100	472	Avg.	77%	100%	100%	363
Shed	1996	168	E 100	1,260	Avg.	85%	100%	100%	1,071
Solar Panel	1972	2	C 100	400	Avg.	70%	100%	100%	280
Solar Panel	1982	2	C 100	400	Avg.	76%	100%	100%	304
Solar Panel	1997	16	C 100	3,200	Avg.	86%	100%	100%	2,752
600 SFLA		50.12 = $/SFLA (4)					Outbuilding Total		14,639

Accpt Land 0 **Accepted Bldg** 45,000 **Total** 45,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	109,000	191,000	300,000	109,000	191,000	300,000
2	0	45,000	45,000	0	45,000	45,000
TOTAL	109,000	236,000	345,000	109,000	236,000	345,000

Map/Lot: R 2 81B
Account: 618 Card: 1 of 1 Location: 959 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	05/27/2004
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.53	Acres-Back Land	500.00	765	100%		765
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 3.53		15,089.24 Per Acre		Land Total		53,265

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	1,008 Sqft	Grade D 100	Base	111,652
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,637

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	85,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	360	D 100	2,722	Avg.	79%	100%	100%	2,150
Shed	1987	160	D 100	1,344	Avg.	79%	100%	100%	1,062
Shed	1987	64	D 100	538	Avg.	79%	100%	100%	425
Gar	2012	720	D 100	15,048	Avg.	95%	100%	100%	14,296
1,764 SFLA		48.20 = $/SFLA (4)					Outbuilding Total		17,933

Accpt Land 53,000 **Accepted Bldg** 103,000 **Total** 156,000

Map/Lot: U11 21
Account: 620 Card: 1 of 1 Location: 100 PINE ST

Neighborhood 13 River Inlet .25

Zoning/Use	VILLAGE SHORELAND LR
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1986
Sale Price	72,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
252	$/LF -Water Frontage	150.00	37,800	100%		37,800
1.47	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.72		65,581.40 Per Acre		Land Total		112,800

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,371 Sqft	Grade C 110	Base	127,933
Exterior	Wood 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	0
Fin. Basement Area	1371 Sqft, Grade C	Basement Gar	None	Fin Bsmt	30,162
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	Standard	Standard	Good	Basic	168,339

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	114,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1952	42	C 110	223	Good	68%	100%	100%	152
Open Fr Porch	1952	150	C 110	3,907	Good	68%	100%	100%	2,657
Gar	1952	775	C 110	21,210	Good	68%	100%	100%	14,423
Shed	1952	120	E 100	900	Good	68%	100%	100%	612
1 Fr	2001	203	C 110	11,884	Good	91%	100%	100%	10,814
Deck	2007	242	C 110	2,396	Good	94%	100%	100%	2,252
Deck	2007	44	C 110	436	Good	94%	100%	100%	410
Open Fr Porch	2007	200	C 110	5,210	Good	94%	100%	100%	4,897
1,371 SFLA		83.49 = $/SFLA (4)					Outbuilding Total		36,217

Accpt Land 113,000 **Accepted Bldg** 151,000 **Total** 264,000

Map/Lot: R 3 20
Account: 621 Card: 1 of 1 Location: 260 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/06/2005
Sale Price	52,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.13	Acres-Road Frontage	3,000.00	390	100%		390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.13		18,962.44 Per Acre			Land Total	40,390

Accpt Land 40,000 **Accepted Bldg** 0 **Total** 40,000

Map/Lot: R 8 57- 1
Account: 622 Card: 1 of 1 Location: 475 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
84	$/LF -Water Frontage	150.00	12,600	100%		12,600
0.84	Acres-Water Acreage	.00		100%		0
1.25	Acres-Road Frontage	3,000.00	3,750	100%		3,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.09		45,562.35 Per Acre		Land Total		186,350

Dwelling Description

					Replacement Cost New
Contemporary	One & 1/2 Story	560 Sqft	Grade C 110	Base	91,119
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,848
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Standard	Standard	Average	Basic	89,271

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	65,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	144	C 110	1,426	Avg.	73%	100%	100%	1,041
Deck	1978	237	C 110	2,346	Avg.	73%	100%	100%	1,713
1 Fr	1978	336	C 110	19,670	Avg.	73%	100%	100%	14,359
Deck	1978	331	C 110	3,277	Avg.	73%	100%	100%	2,392
Overhang	1978	20	C 110	761	Avg.	73%	100%	100%	556
1 Fr	1978	96	C 110	5,620	Avg.	73%	100%	100%	4,103
840 SFLA		77.58 = $/SFLA (4)					Outbuilding Total		24,164

Accpt Land 186,000 **Accepted Bldg** 89,000 **Total** 275,000

Map/Lot: R 2 23- 2
Account: 623 Card: 1 of 1 Location: 111 DUTCH NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/26/2017
Sale Price	129,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.91	Acres-Road Frontage	3,000.00	2,730	100%		2,730
1.40	Acres-Back Land	500.00	700	100%		700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.31		10,656.61 Per Acre		Land Total		45,930

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	90,525
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1988	0	Standard	Standard	Average	Basic	90,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	72,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1988	35	C 100	1,604	Avg.	80%	100%	100%	1,283
Overhang	1988	40	C 100	1,384	Avg.	80%	100%	100%	1,107
Shed	1988	144	E 100	1,080	Poor	66%	100%	100%	713
960 SFLA		75.44 = $/SFLA (4)				Outbuilding Total			3,103

Accpt Land 46,000 **Accepted Bldg** 76,000 **Total** 122,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1996
Sale Price	66,600
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Baselot (Frct)	17,353.70	15,792	100%		15,792
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.91		39,331.87 Per Acre		Land Total		35,792

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 110	Base	114,296
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	114,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	90,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1987	28	C 110	1,066	Avg.	79%	100%	100%	842
Deck	1987	64	C 110	634	Avg.	79%	100%	100%	501
Canopy	1987	64	C 110	619	Avg.	79%	100%	100%	489
1,176 SFLA		76.78 = $/SFLA (4)				Outbuilding Total			1,832

Accpt Land 36,000 **Accepted Bldg** 92,000 **Total** 128,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/14/2006
Sale Price	330,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
13.70	Acres-Back Land	500.00	6,850	100%		6,850
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 25.70		2,990.27 Per Acre			Land Total	76,850

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	704 Sqft	Grade B 100	Base	124,483
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,503
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-474
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1783	1973	Standard	Standard	Good	Basic	133,825

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	131,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1783	70	B 100	4,917	Good	98%	100%	100%	4,819
Deck	1783	424	B 100	5,037	Good	98%	100%	100%	4,936
1.5 Fr	1973	540	B 100	48,171	Good	98%	100%	100%	47,208
(U)Basement	1973	540	B 100	11,405	Good	98%	100%	100%	11,177
1.5 Barn	1830	1260	E 100	22,557	Fair	54%	100%	100%	12,181
Shed	1900	108	E 100	810	Poor	46%	100%	100%	373
Cabin	1973	210	C 100	7,917	Avg.	70%	100%	100%	5,542
Shed	1979	195	B 100	2,574	Good	98%	100%	100%	2,523
1 Fr	2011	572	B 100	40,183	Good	96%	100%	100%	38,576
Deck	2011	528	B 100	6,273	Good	96%	100%	100%	6,022
1,056 SFLA		124.19 = $/SFLA (4)				Outbuilding Total			133,357

Accpt Land 77,000 **Accepted Bldg** 265,000 **Total** 342,000

Map/Lot: R23 32
Account: 627 Card: 1 of 1 Location: 2171 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 0 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	448 Sqft	Grade SC75	Base	32,857
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-1,187
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	375
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	448	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	None	Standard	Fair	Basic	32,045

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	23,072

Accpt Land 0 **Accepted Bldg** 23,000 **Total** 23,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2000
Sale Price	112,400
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
2.50	Acres-Back Land	500.00	1,250	100%		1,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.50		8,045.45 Per Acre			Land Total	44,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,512 Sqft	Grade C 100	Base	157,090
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,527
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,379
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Standard	Standard	Average	Basic	167,601

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	122,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	120	C 100	1,080	Avg.	73%	100%	100%	788
Enclosed Fr Porch	1978	168	C 100	7,699	Avg.	73%	100%	100%	5,620
Shed	1978	720	C 100	7,200	Avg.	73%	100%	100%	5,256
(U)Basement	1978	720	C 100	11,520	Avg.	73%	100%	100%	8,410
Deck	2003	64	C 100	576	Avg.	89%	100%	100%	513
2,268 SFLA		53.95 = $/SFLA (4)					Outbuilding Total		20,587

Accpt Land 44,000 **Accepted Bldg** 143,000 **Total** 187,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.71	Acres-Road Frontage	3,000.00	5,130	100%		5,130
0.65	Acres-Back Land	500.00	325	100%		325
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.36		10,425.46 Per Acre			Land Total	45,455

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,116 Sqft	Grade C 100	Base	125,862
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,494
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	131,176

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	81,329

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1955	36	C 100	852	Avg.	62%	100%	100%	528
Deck	1955	80	C 100	720	Avg.	62%	100%	100%	446
Shed	1971	120	E 100	900	Fair	59%	100%	100%	531
Shed	2003	200	E 100	1,500	Avg.	89%	100%	100%	1,335
1,674 SFLA		48.58 = $/SFLA (4)					Outbuilding Total		2,840

Accpt Land 45,000 **Accepted Bldg** 84,000 **Total** 129,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1998
Sale Price	62,690
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.24	Acres-Baselot (Frct)	13,974.16	17,328	100%		17,328
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.24		30,103.23 Per Acre		Land Total		37,328

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar		1987	768	C 100	19,108	Avg.	79%	100%	100%	15,095
Westwynd	M/H	1997	16X76	A 100	61,028	Avg.	51%	100%	100%	31,124
MH Slab		1997	1216	C 100	4,122	Avg.	86%	100%	100%	3,545
Deck		2000	288	C 100	2,592	Avg.	87%	100%	100%	2,255
Shed		2000	192	E 100	1,440	Avg.	87%	100%	100%	1,253
1,216 SFLA			92.48 = $/SFLA (4)				Outbuilding Total			53,272

Accpt Land 37,000 **Accepted Bldg** 53,000 **Total** 90,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
2.26	Acres-Road Frontage	3,000.00	6,780	100%		6,780
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.26		11,039.91 Per Acre		Land Total		47,030

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base	200,102
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	5,766
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	209,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	100%	100%	186,535

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1996	432	B 100	38,537	Good	89%	100%	100%	34,298
(U)Basement	1996	432	B 100	9,124	Good	89%	100%	100%	8,120
1 Fr	1996	192	B 100	13,488	Good	89%	100%	100%	12,004
Bay Window	1996	8	B 100	1,352	Good	89%	100%	100%	1,203
Bay Window	1996	12	B 100	2,028	Good	89%	100%	100%	1,805
Entry	1996	36	B 100	1,663	Good	89%	100%	100%	1,480
Deck	1999	310	B 100	3,683	Good	90%	100%	100%	3,315
1.5 Gar	2005	784	B 100	32,692	Good	93%	100%	100%	30,404
Gar	2005	192	B 100	6,306	Good	93%	100%	100%	5,865
Bay Window	2005	12	B 100	2,028	Good	93%	100%	100%	1,886
2,100 SFLA		88.83 = $/SFLA (4)				Outbuilding Total			100,380

Accpt Land 47,000 **Accepted Bldg** 287,000 **Total** 334,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 0 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2005	64	B 100	845	Avg.	91%	100%	100%	769
Open Fr Porch	2005	32	B 100	1,001	Avg.	91%	100%	100%	911
Swimming Pool	2016	500	AA100	43,050	Good	98%	100%	100%	42,189
Patio	2016	500	AA100	6,050	Good	98%	100%	100%	5,929
2,100 SFLA		88.83 = $/SFLA (4)				Outbuilding Total			49,798

Accpt Land	0	**Accepted Bldg**	50,000	**Total**	50,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	47,000	287,000	334,000	47,000	287,000	334,000
2	0	50,000	50,000	0	50,000	50,000
TOTAL	47,000	337,000	384,000	47,000	337,000	384,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR ROUTE 1 COM A
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
26	$/LF -Water Frontage	100.00	2,600	100%		2,600
0.26	Acres-Water Acreage	.00		100%		0
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
8.74	Acres-Back Land	500.00	4,370	100%		4,370
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		7,151.54 Per Acre		Land Total		92,970

Dwelling Description — Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 110	Base	83,020
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1986	0	Standard	Standard	Average	Basic	83,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	65,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1986	272	C 110	7,085	Avg.	79%	100%	100%	5,597
Deck	1990	94	C 110	931	Avg.	81%	100%	100%	754
Gar	1994	440	E 100	8,210	Avg.	84%	100%	100%	6,896
Shed	1995	144	E 100	1,080	Avg.	84%	100%	100%	907
Cover-It	1995	240	E 100	360	Avg.	84%	100%	100%	302
720 SFLA		91.09 = $/SFLA (4)					Outbuilding Total		14,456

Accpt Land 93,000 **Accepted Bldg** 80,000 **Total** 173,000

Map/Lot: R 3 29D
Account: 633 Card: 1 of 1 Location: 328 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1988 ASTRO 14 X 70
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1988	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
MH Slab	1996	924	C 100	3,132	Fair	80%	100%	100%	2,506
2 Fr	2010	480	E 100	31,036	Avg.	94%	30%	100%	8,752
924 SFLA		88.10 = $/SFLA (4)				Outbuilding Total			27,072

Accpt Land 0 **Accepted Bldg** 27,000 **Total** 27,000

Map/Lot: R 9 29
Account: 634 Card: 1 of 2 Location: 918 BACK COVE RD

Neighborhood 17 River Inlet 2

Sale Data

Sale Date	09/01/1999
Sale Price	54,500
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
289	$/LF -Water Frontage	150.00	43,350	100%		43,350
2.89	Acres-Water Acreage	.00		100%		0
2.50	Acres-Back Land	500.00	1,250	100%		1,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 7.39		19,566.98 Per Acre		Land Total		144,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,788 Sqft	Grade B 100	Base	238,459
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	7,364
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	254,462

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	87%	80%	100%	177,106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	1999	948	B 100	39,530	Avg.	87%	100%	100%	34,391
Open Fr Porch	1999	40	B 100	1,250	Avg.	87%	100%	100%	1,088
Canopy	1999	60	B 100	697	Avg.	87%	100%	100%	606
Shed	2000	120	E 100	900	Avg.	87%	100%	100%	783
Open Fr Porch	2000	12	B 100	375	Avg.	87%	100%	100%	326
Deck	2000	204	B 100	2,424	Avg.	87%	100%	100%	2,109
1 Fr	2000	144	B 100	10,116	Avg.	87%	100%	100%	8,801
(U)Basement	2000	144	B 100	3,041	Avg.	87%	100%	100%	2,646
Deck	2000	144	B 100	1,711	Avg.	87%	100%	100%	1,489
Open Fr Porch	2001	30	B 100	937	Avg.	88%	100%	100%	825
2,682 SFLA		66.04 = $/SFLA (4)				Outbuilding Total			53,064

Accpt Land 145,000 **Accepted Bldg** 230,000 **Total** 375,000

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	17

Sale Data

Sale Date	09/01/1999
Sale Price	54,500
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2003	104	B 100	1,236	Avg.	89%	100%	100%	1,100
2,682 SFLA		66.04 = $/SFLA (4)				Outbuilding Total			1,100

Accpt Land	0	**Accepted Bldg**	1,000	**Total**	1,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	145,000	230,000	375,000	145,000	230,000	375,000
2	0	1,000	1,000	0	1,000	1,000
TOTAL	145,000	231,000	376,000	145,000	231,000	376,000

Map/Lot: R22 36
Account: 635 Card: 1 of 2 Location: 625 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
1.00	Acres-Back Land	500.00	500	100%		500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 13.00		6,346.15 Per Acre			Land Total	82,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	728 Sqft	Grade C 100	Base	96,217
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1988	Standard	Standard	Good	Basic	99,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	67,961

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	324	C 100	17,243	Good	68%	100%	100%	11,725
(U)Basement	1830	324	C 100	5,184	Good	68%	100%	100%	3,525
1 Fr	1988	456	C 100	24,268	Avg.	80%	100%	100%	19,414
(U)Basement	1988	456	C 100	7,296	Avg.	80%	100%	100%	5,837
(U)Attic	1988	456	C 100	4,104	Avg.	80%	100%	100%	3,283
Shed	1830	80	E 100	600	Fair	54%	100%	100%	324
Carport	2003	160	E 100	1,170	Avg.	89%	100%	100%	1,041
1,092 SFLA		62.24 = $/SFLA (4)					Outbuilding Total		45,149

Accpt Land 83,000 **Accepted Bldg** 113,000 **Total** 196,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 0 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	109,344
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-3,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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
1988	0	Standard	Standard	Average	Basic	105,365

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	84,292

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1988	100	C 110	5,854	Avg.	80%	100%	100%	4,683
Gar	2001	320	C 110	8,758	Avg.	88%	100%	100%	7,707
Shed	2001	48	E 100	360	Avg.	88%	100%	100%	317
1,152 SFLA		73.17 = $/SFLA (4)					Outbuilding Total		12,707

Accpt Land 0 **Accepted Bldg** 97,000 **Total** 97,000

Map/Lot: R22 36
Account: 635 Location: 625 ORFFS CORNER RD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	83,000	113,000	196,000	83,000	113,000	196,000
2	0	97,000	97,000	0	97,000	97,000
TOTAL	83,000	210,000	293,000	83,000	210,000	293,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	08/01/2001
Sale Price	145,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.58	Acres-Road Frontage	3,000.00	4,740	100%		4,740
8.82	Acres-Back Land	500.00	4,410	100%		4,410
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 10.90		4,233.94 Per Acre			Land Total	46,150

Dwelling Description / **Replacement Cost New**

Gambrel	One & 1/2 Story	948 Sqft	Grade C 110	Base	125,115
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,931
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,331
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	Floor & Stairs			Attic	5,214
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Good	Basic	130,797

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	88,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1870	642	C 110	37,584	Good	68%	100%	100%	25,557
Att Gar	1979	480	C 110	11,077	Good	80%	100%	100%	8,862
Canopy	1979	160	C 110	1,549	Good	80%	100%	100%	1,239
1,422 SFLA		62.55 = $/SFLA (4)					Outbuilding Total		35,658

Accpt Land 46,000 **Accepted Bldg** 125,000 **Total** 171,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1986
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.77	Acres-Road Frontage	3,000.00	2,310	100%		2,310
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.77		15,274.37 Per Acre		Land Total		42,310

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	384 Sqft	Grade C 100	Base	85,775
Exterior	Tempered Hardboard	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-261
Rooms	3				
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	Standard	Standard	Average	Basic	85,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	61,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1975	80	C 100	1,894	Avg.	72%	100%	100%	1,364
1 Fr	1975	200	C 100	10,644	Avg.	72%	100%	100%	7,664
Gar	1977	384	E 100	7,166	Avg.	73%	100%	100%	5,231
Open Shed	1977	64	E 100	384	Avg.	73%	100%	100%	280
Shed	1977	96	E 100	720	Avg.	73%	100%	100%	526
2 Fr	2000	320	C 100	27,587	Avg.	87%	100%	100%	24,001
768 SFLA		80.17 = $/SFLA (4)				Outbuilding Total			39,066

Accpt Land 42,000 **Accepted Bldg** 101,000 **Total** 143,000

Map/Lot: R12 18B
Account: 639 Card: 1 of 1 Location: 299 WINCAPAW LN

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	4 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	8

Sale Data

Sale Date	05/01/1977
Sale Price	17,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
122	$/LF -Water Frontage	100.00	12,200	100%		12,200
0.20	Acres-Water Acreage	.00		100%		0
Total Acres 2.20		19,181.82 Per Acre		Land Total		42,200

Accpt Land	42,000	**Accepted Bldg**	0	**Total**	42,000

Map/Lot: R10 12
Account: 640 Card: 1 of 1 Location: 2951 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/30/2014
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.20	Acres-Back Land	500.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.20		19,363.64 Per Acre		Land Total		42,600

Dwelling Description **Replacement Cost New**

Colonial	One & 1/2 Story	544 Sqft	Grade C 110	Base	88,831
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	92,929

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	57,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	192	C 110	5,002	Avg.	62%	100%	100%	3,101
1.5 Shed	1900	480	C 110	6,706	Avg.	62%	100%	100%	4,158
(U)Basement	1900	480	C 110	8,448	Avg.	62%	100%	100%	5,238
2 Fr	1900	621	C 110	58,890	Avg.	62%	100%	100%	36,512
(U)Basement	1900	621	C 110	10,930	Avg.	62%	100%	100%	6,777
(U)Attic	1900	621	C 110	6,148	Avg.	62%	100%	100%	3,812
Bay Window	1900	12	C 110	1,690	Avg.	62%	100%	100%	1,048
Open Fr Porch	1900	16	C 110	417	Avg.	62%	100%	100%	259
2.5 Barn	1900	800	E 100	21,996	Poor	46%	100%	100%	10,118
816 SFLA		70.61 = $/SFLA (4)				Outbuilding Total			71,023

Accpt Land 43,000 **Accepted Bldg** 129,000 **Total** 172,000

Map/Lot: R 1 74- 3
Account: 641 Card: 1 of 1 Location: 1288 DUTCH NECK RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 99		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	03/01/1999
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	23,672.52	44,031	100%		44,031
Total Acres 1.86		23,672.58 Per Acre			Land Total	44,031

Accpt Land	44,000	**Accepted Bldg**	0	**Total**	44,000

Map/Lot: U 2 20A-15
Account: 642 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 15

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	04/01/2011
Sale Price	2,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1991 ASTRO 14 X 70 4-1-91
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1991	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Shed	1991	100	E 100	750	Poor	69%	100%	100%	518
924 SFLA		75.19 = $/SFLA (4)				Outbuilding Total			12,378

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/10/2014
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		11,500.00 Per Acre		Land Total		46,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	616 Sqft	Grade D 100	Base	74,169
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,951
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,158
Attic	None			Attic	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	Standard	Standard	Fair	Basic	75,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	40,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	572	D 100	25,571	Fair	54%	100%	100%	13,808
(U)Basement	1900	572	D 100	7,688	Fair	54%	100%	100%	4,152
Deck	2006	48	C 100	432	Avg.	91%	100%	100%	393
Shed	2006	80	E 100	600	Avg.	91%	100%	100%	546
924 SFLA		44.05 = $/SFLA (4)				Outbuilding Total			18,899

Accpt Land 46,000 **Accepted Bldg** 60,000 **Total** 106,000

Map/Lot: R22 45A
Account: 644 Card: 1 of 1 Location: 763 ORFFS CORNER RD

Neighborhood 2	Rural Paved 2
Tree Growth	2015
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1999
Sale Price	212,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	TREE GROWTH 2015		
Reference 2	TREE GROWTH 2015		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.39	Acres-Back Land	500.00	1,195	100%		1,195
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
22.50	Acres-Softwood TG	337.00	7,583	100%		7,583
8.00	Acres-Mixed Wood TG	408.00	3,264	100%		3,264
2.75	Acres-Hardwood TG	263.00	723	100%		723
Total Acres 37.64		1,401.83 Per Acre			Land Total	52,765

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 100	Base	162,335
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Standard	Standard	Good	Basic	175,654

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	119,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	480	B 100	33,721	Good	68%	100%	100%	22,930
(U)Basement	1820	480	B 100	10,138	Good	68%	100%	100%	6,894
(U)Attic	1820	480	B 100	5,702	Good	68%	100%	100%	3,877
1.5 Barn	1975	400	C 100	9,548	Avg.	72%	100%	100%	6,875
Shed	1978	200	C 100	2,000	Avg.	73%	100%	100%	1,460
Solar Panel	2015	10	C 100	2,000	Avg.	97%	100%	100%	1,940
1,596 SFLA		74.84 = $/SFLA (4)					Outbuilding Total		43,976

Accpt Land	53,000	Accepted Bldg	163,000	Total	216,000

Map/Lot: U 1 8
Account: 645 Card: 1 of 1 Location: 555 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/14/2005
Sale Price	259,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	15 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.87	Acres-Baselot (Frct)	23,583.83	44,102	50%		22,051
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.87		22,487.17 Per Acre		Land Total		42,051

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,276 Sqft	Grade B 100	Base	182,792
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,764
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Standard	Standard	Good	Basic	197,677

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	154,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1975	431	B 100	30,278	Good	78%	100%	100%	23,617
1 Fr	1975	126	B 100	8,852	Good	78%	100%	100%	6,905
Open Fr Porch	1975	55	B 100	1,719	Good	78%	100%	100%	1,341
Att Gar	1975	550	B 100	15,231	Good	78%	100%	100%	11,880
(U)Attic	1975	550	B 100	6,534	Good	78%	100%	100%	5,097
Deck	1975	120	B 100	1,426	Good	78%	100%	100%	1,112
Enclosed Fr Porch	1996	168	B 100	10,163	Good	89%	100%	100%	9,045
1,914 SFLA		80.56 = $/SFLA (4)				Outbuilding Total			58,997

Accpt Land 42,000 **Accepted Bldg** 213,000 **Total** 255,000

Map/Lot: R16 59A
Account: 646 Card: 1 of 1 Location: 615 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/07/2013
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Baselot (Frct)	25,335.41	13,428	100%		13,428
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.53		63,071.70 Per Acre		Land Total		33,428

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck		1989	35	E 100	236	Fair	74%	100%	100%	175
Shed		1989	192	E 100	1,440	Fair	74%	100%	100%	1,066
Gar		1994	480	C 100	11,942	Fair	78%	100%	100%	9,315
Champion	M/H	2004	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
MH Slab		2008	924	C 100	3,132	Avg.	93%	100%	100%	2,913
924 SFLA			183.98 = $/SFLA (4)				Outbuilding Total			29,283

Accpt Land 33,000 **Accepted Bldg** 29,000 **Total** 62,000

Map/Lot: R 5 25
Account: 647 Card: 1 of 1 Location: 555 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/27/2007
Sale Price	275,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
13.00	Acres-Back Land	500.00	6,500	100%		6,500
4.00	Acres-Landlocked/Rear	200.00	800	100%		800
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 23.00		3,160.87 Per Acre		Land Total		72,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,155 Sqft	Grade C 110	Base	141,831
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,790
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	1991	Standard	Standard	Average	Basic	142,982

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	130,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1870	2	C 110	4,400	Avg.	91%	100%	100%	4,004
Deck	1991	70	C 110	693	Avg.	82%	100%	100%	568
1.5 Barn	1870	1080	E 100	19,335	Avg.	62%	100%	100%	11,988
Att Gar	1870	420	E 100	6,609	Avg.	62%	100%	100%	4,098
Att Gar	1870	360	E 100	5,665	Avg.	62%	100%	100%	3,512
Att Gar	2002	560	E 100	8,812	Avg.	89%	100%	100%	7,843
Sunspace	2008	264	C 110	15,464	Avg.	93%	100%	100%	14,382
1,732 SFLA		75.12 = $/SFLA (4)				Outbuilding Total			46,395

Accpt Land 73,000 **Accepted Bldg** 177,000 **Total** 250,000

Map/Lot: U10 36A- 5
Account: 648 Card: 1 of 1 Location: 226 KALERS CORNER ST #5

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/16/2011
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
Total Acres 0.31		61,487.10 Per Acre			Land Total	19,061

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	740 Sqft	Grade C 100	Base	110,047
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	15	C 100	150	Avg.	79%	100%	100%	119
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
Gar	1986	225	C 100	5,598	Avg.	79%	100%	100%	4,422
1,295 SFLA		68.28 = $/SFLA (4)						Outbuilding Total	5,735

Accpt Land 19,000 **Accepted Bldg** 94,000 **Total** 113,000

Map/Lot: R 4 7
Account: 649 Card: 1 of 1 Location: 163 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/03/2006
Sale Price	127,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Baselot (Frct)	19,159.41	15,136	100%		15,136
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.79		44,475.95 Per Acre		Land Total		35,136

Dwelling Description **Replacement Cost New**

Ranch	One Story	884 Sqft	Grade C 100	Base	85,758
Exterior	Wood 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	0
Fin. Basement Area	442 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,840
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,317
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	99,640

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	68,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1971	80	C 100	3,666	Avg.	69%	100%	100%	2,530
Open Fr Porch	1971	18	C 100	426	Avg.	69%	100%	100%	294
Gar	1971	775	C 100	19,282	Avg.	69%	100%	100%	13,305
884 SFLA		77.77 = $/SFLA (4)					Outbuilding Total		16,129

Accpt Land 35,000 **Accepted Bldg** 85,000 **Total** 120,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1990
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Baselot (Frct)	22,960.96	14,006	100%		14,006
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.61		55,747.54 Per Acre		Land Total		34,006

Dwelling Description **Replacement Cost New**

Ranch	One Story	816 Sqft	Grade C 110	Base	88,757
Exterior	Vinyl	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	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,600
Heating	100% Electric	Cooling	0% None	Heat	-305
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
1986	0	Standard	Standard	Average	Basic	98,052

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	77,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	96	C 110	950	Avg.	79%	100%	100%	751
816 SFLA		94.93 = $/SFLA (4)				Outbuilding Total			751

Accpt Land 34,000 **Accepted Bldg** 78,000 **Total** 112,000

Map/Lot: R15 16
Account: 651 Card: 1 of 1 Location: 1174 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/24/2014
Sale Price	135,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Baselot (Frct)	21,962.49	14,276	100%		14,276
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.65		52,732.31 Per Acre		Land Total		34,276

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,664 Sqft	Grade C 110	Base	146,678
Exterior	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	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,173
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,727
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	154,680

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	68%	100%	100%	105,182

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1955	104	C 110	3,957	Good	68%	100%	100%	2,691
1 Fr	1955	144	C 110	8,430	Good	68%	100%	100%	5,732
1,664 SFLA		63.21 = $/SFLA (4)					Outbuilding Total		8,423

Accpt Land 34,000 **Accepted Bldg** 114,000 **Total** 148,000

Map/Lot: R 9 24
Account: 652 Card: 1 of 1 Location: 804 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/2000
Sale Price	118,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		18,869.57 Per Acre		Land Total		43,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	140,186
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Hot Water BB	Cooling	0% None	Heat	1,464
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	143,718

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	95%	100%	109,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	32	C 110	317	Avg.	80%	95%	100%	241
Deck	1988	30	C 110	297	Avg.	80%	95%	100%	226
Shed	1993	54	E 100	405	Fair	78%	100%	100%	316
1 Fr	2009	144	C 110	8,430	Avg.	93%	100%	100%	7,840
(U)Basement	2009	144	C 110	2,534	Avg.	93%	50%	100%	1,178
Deck	2010	187	C 110	1,851	Avg.	94%	100%	100%	1,740
1,680 SFLA		65.02 = $/SFLA (4)				Outbuilding Total			11,541

Accpt Land 43,000 **Accepted Bldg** 121,000 **Total** 164,000

Map/Lot: R 7 16-14
Account: 653 Card: 1 of 1 Location: 34 HOFFSES RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/19/2011
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
2.52	Acres-Road Frontage	3,000.00	7,560	100%		7,560
0.88	Acres-Back Land	500.00	440	100%		440
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.40		11,851.85 Per Acre		Land Total		64,000

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	124,064
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,301
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	133,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	92,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1971	198	C 110	11,592	Avg.	69%	100%	100%	7,998
(U)Basement	1971	198	C 110	3,485	Avg.	69%	100%	100%	2,405
Enclosed Fr Porch	1971	224	C 110	11,293	Avg.	69%	100%	100%	7,792
1.5 Att Gar	1971	704	C 110	20,630	Avg.	69%	100%	100%	14,235
Shed	2005	88	C 110	968	Avg.	91%	100%	100%	881
1,404 SFLA		65.64 = $/SFLA (4)					Outbuilding Total		33,311

Accpt Land 64,000 **Accepted Bldg** 125,000 **Total** 189,000

Map/Lot: R17 5
Account: 654 Card: 1 of 1 Location: 1590 WAGNER BRIDGE RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND RP
Topography	Below Street
Utilities	None
Street	Paved

Sale Data

Sale Date	07/01/1993
Sale Price	8,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	1945 WESTWOOD 8 X 46
Tran/Land/Bldg	4 3 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	50%		17,500
1.65	Acres-Road Frontage	3,000.00	4,950	100%		4,950
7.35	Acres-Landlocked/Rear	200.00	1,470	100%		1,470
14.00	Acres-Under Water	.00		100%		0
Total Acres 25.00		956.80 Per Acre		Land Total		23,920

Dwelling Description **Replacement Cost New**

Ranch	One Story	544 Sqft	Grade SC75	Base	35,530
Exterior	Concrete Block	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,307
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-612
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	None	Poor	Basic	31,025

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	46%	60%	100%	8,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
8Mobile Home	1945	8X43	D 100	15,308	Poor	30%	50%	100%	2,296
888 SFLA		9.64 = $/SFLA (4)					Outbuilding Total		2,296

Accpt Land	24,000	Accepted Bldg	11,000	Total	35,000

Map/Lot: U 7 11
Account: 655 Card: 1 of 1 Location: 65 WASHINGTON RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/08/2016
Sale Price	115,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.32	Acres-Baselot (Frct)	30,095.51	39,726	100%		39,726
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.32		45,246.97 Per Acre		Land Total		59,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1988	4850	D 100	225,822	Avg.	80%	100%	100%	180,658
(F)Attic	1988	1462	D 100	30,702	Avg.	80%	100%	100%	24,562
Open Fr Porch	1988	27	D 100	537	Avg.	80%	100%	100%	430
Open Fr Porch	1988	16	D 100	318	Avg.	80%	100%	100%	254
Deck	2006	60	D 100	454	Avg.	91%	100%	100%	413
Shed	1940	54	E 100	405	Fair	54%	100%	100%	219
						Outbuilding Total			206,536

Accpt Land 60,000 **Accepted Bldg** 207,000 **Total** 267,000

Map/Lot: R 2 71A
Account: 656 Card: 1 of 1 Location: 785 DUTCH NECK RD

Neighborhood 5	Residential 2
Tree Growth	2009
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2000
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2009 (BROWN)
Reference 2	FARMLAND 2009 (BROWN)
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.50	Acres-Mixed Wood F&O	408.00	612	100%		612
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.50		18,746.29 Per Acre			Land Total	65,612

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,380 Sqft	Grade C 110	Base	207,576
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,524
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	1/2 Finished			Attic	26,671
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1991	Standard	Standard	Average	Basic	241,873

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	210,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1996	140	C 110	7,058	Avg.	85%	100%	100%	5,999
Shed	2004	180	C 110	1,980	Avg.	90%	100%	100%	1,782
2,760 SFLA		76.24 = $/SFLA (4)				Outbuilding Total			7,781

Accpt Land	66,000	Accepted Bldg	218,000	Total	284,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/10/2015
Sale Price	239,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
241	$/LF -Water Frontage	150.00	36,150	100%		36,150
2.41	Acres-Water Acreage	.00		100%		0
0.64	Acres-Road Frontage	3,000.00	1,920	100%		1,920
6.51	Acres-Back Land	500.00	3,255	100%		3,255
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 11.56		18,713.24 Per Acre		Land Total		216,325

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade B 100	Base	131,212
Exterior	Wood 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 Space	Basement	-4,775
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,235
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	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	1996	Standard	Standard	Average	Basic	126,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	114,016

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	80	B 100	1,056	Avg.	79%	100%	100%	834
Deck	1996	777	B 100	9,231	Avg.	85%	100%	100%	7,846
1.5 Fr	1996	216	B 100	19,268	Avg.	85%	100%	100%	16,378
Deck	1996	32	B 100	380	Avg.	85%	100%	100%	323
Stairs	1986	72	B 100	1,140	Avg.	79%	100%	100%	901
1,152 SFLA		98.97 = $/SFLA (4)				Outbuilding Total			26,282

Accpt Land 216,000 **Accepted Bldg** 140,000 **Total** 356,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/29/2016
Sale Price	92,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
Total Acres 0.31		61,487.10 Per Acre			Land Total	19,061

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	740 Sqft	Grade C 100	Base	110,047
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	88,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	15	C 100	150	Avg.	79%	100%	100%	119
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
Gar	1986	225	C 100	5,598	Avg.	79%	100%	100%	4,422
1,295 SFLA		68.28 = $/SFLA (4)						Outbuilding Total	5,735

Accpt Land 19,000 **Accepted Bldg** 94,000 **Total** 113,000

Map/Lot: R13 8D
Account: 659 Card: 1 of 1 Location: 3556 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Baselot (Frct)	71,954.01	27,343	45%		12,304
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.38		85,010.53 Per Acre		Land Total		32,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	1970	792	C 100	2,685	Fair	58%	100%	100%	1,557
Gar	1970	320	E 100	5,972	Fair	58%	100%	100%	3,464
Atlas M/H	1989	14X61	C 100	36,539	Poor	30%	100%	100%	10,962
854 SFLA		116.37 = $/SFLA (4)				Outbuilding Total			15,983

Accpt Land	32,000	**Accepted Bldg**	16,000	**Total**	48,000

Map/Lot: U 4 115
Account: 660 Card: 1 of 1 Location: 15 PLEASANT ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
	170
	171
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 18

Sale Data

Sale Date	11/18/2004
Sale Price	320,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.99	Acres-Road Frontage	3,000.00	2,970	100%		2,970
Total Acres 1.24		32,233.87 Per Acre		Land Total		39,970

Dwelling Description **Replacement Cost New**

Colonial	Two & 1/2 Story	1,400 Sqft	Grade B 100	Base	302,792
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	6,884
Rooms	10				
Bedrooms	5	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,241
Attic	None			Attic	0
FirePlaces	6			Fireplace	9,702
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1865	0	Standard	Standard	Good	Basic	320,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	218,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1865	35	B 100	2,459	Good	68%	100%	100%	1,672
Open Fr Porch	1865	24	B 100	750	Good	68%	100%	100%	510
Open Fr Porch	1865	65	B 100	2,031	Good	68%	100%	100%	1,381
Open Fr Porch	1865	144	B 100	4,501	Good	68%	100%	100%	3,061
Bay Window	1865	21	B 100	3,548	Good	68%	400%	100%	9,652
1.5 Fr	1865	720	B 100	64,229	Good	68%	100%	100%	43,676
(U)Basement	1865	720	B 100	15,206	Good	68%	100%	100%	10,340
Shed	1986	192	E 100	1,440	Avg.	79%	100%	100%	1,138
3,500 SFLA		62.29 = $/SFLA (4)				Outbuilding Total			71,430

Accpt Land 40,000 **Accepted Bldg** 289,000 **Total** 329,000

Map/Lot: U 4 11
Account: 661 Card: 1 of 1 Location: 17 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/1998
Sale Price	86,850
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	Acres-Baselot (Frct)	432,810	17,312	100%		17,312
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.04		1,032,800.00 Per Acre		Land Total		41,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1900	1403	C 100	81,192	Good	68%	100%	100%	55,211
2nd Floor Fin	1900	1403	C 100	74,668	Good	68%	100%	100%	50,774
(U)Attic	1900	966	C 100	8,694	Good	68%	100%	100%	5,912
Basement 10	1900	1403	C 100	36,141	Good	68%	100%	100%	24,576
Shed	1900	55	C 100	550	Good	68%	100%	100%	374
2 Deck	1983	36	C 100	648	Good	82%	100%	100%	531
Deck	2006	209	E 100	1,411	Avg.	91%	100%	100%	1,284
							Outbuilding Total		138,662

Accpt Land 41,000 **Accepted Bldg** 139,000 **Total** 180,000

Map/Lot: R14 30
Account: 662 Card: 1 of 1 Location: 261 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1979
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.50		9,266.67 Per Acre			Land Total	41,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	425 Sqft	Grade D 100	Base	60,549
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	361
					0
					0
Foundation	Brick	Basement	None	Basement	-2,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,072
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Fair	Basic	57,146

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	30,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1880	64	D 100	1,882	Fair	54%	100%	100%	1,016
1 Fr	1880	308	D 100	13,769	Fair	54%	100%	100%	7,435
(U)Attic	1880	308	D 100	2,328	Fair	54%	100%	100%	1,257
1 Fr	1880	176	D 100	7,868	Fair	54%	100%	100%	4,249
Gar	1880	414	E 100	7,725	Fair	54%	100%	100%	4,172
Shed	1880	338	E 100	2,535	Fair	54%	100%	100%	1,369
Shed	2002	120	E 100	900	Avg.	89%	100%	100%	801
638 SFLA		48.37 = $/SFLA (4)					Outbuilding Total		20,299

Accpt Land 42,000 **Accepted Bldg** 51,000 **Total** 93,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2 1966 BUDDY 10 X 55 1966 LIBERTY 14 X 52
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.00	Acres-Back Land	500.00	2,500	100%		2,500
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 11.00		2,081.82 Per Acre			Land Total	22,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Buddy M/H	1966	10X52	C 100	26,000	Poor	30%	50%	100%	3,900
Liberty M/H	1966	14X49	B 100	33,712	Poor	30%	50%	100%	5,057
1.5 Shed	1900	936	E 100	8,915	Poor	46%	100%	100%	4,101
Shed	1900	192	E 100	1,440	Poor	46%	100%	100%	662
1,206 SFLA		33.01 = $/SFLA (4)					Outbuilding Total		13,720

Accpt Land 23,000 **Accepted Bldg** 14,000 **Total** 37,000

Map/Lot: R 1 46
Account: 665 Card: 1 of 1 Location: 939 GROSS NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	2631-145 MVLT EASEMENT		
Tran/Land/Bldg	3 4 99		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.43	Acres-Baselot (Frct)	47,426.06	67,819	100%		67,819
373	$/LF -Water Frontage	150.00	55,950	80%		44,760
3.73	Acres-Water Acreage	.00		100%		0
4.74	Acres-Road Frontage	3,000.00	14,220	80%		11,376
0.80	Acres-Back Land	500.00	400	80%		320
Total Acres 10.70		11,614.49 Per Acre			Land Total	124,275

Accpt Land	124,000	**Accepted Bldg**	0	**Total**	124,000

Map/Lot: U11 12
Account: 666 Card: 1 of 1 Location: 33 MEDOMAK TERRACE ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/03/2015
Sale Price	66,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 3
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Baselot (Frct)	99,423.07	20,879	100%		20,879
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.21		189,900.00 Per Acre		Land Total		39,879

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	900 Sqft	Grade C 100	Base	110,829
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,012
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,520
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
1860	0	Standard	Standard	Fair	Basic	120,361

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	64,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1860	729	C 100	62,847	Fair	54%	100%	100%	33,937
1 Fr	1860	156	C 100	8,302	Fair	54%	100%	100%	4,483
Shed	1860	18	C 100	180	Fair	54%	100%	100%	97
1,350 SFLA		48.14 = $/SFLA (4)				Outbuilding Total			38,517

Accpt Land 40,000 **Accepted Bldg** 104,000 **Total** 144,000

Map/Lot: U11 11
Account: 667 Card: 1 of 1 Location: 55 MEDOMAK TERRACE ST

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/06/2018
Sale Price	23,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Baselot (Frct)	125,828	18,874	100%		18,874
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.15		225,826.67 Per Acre		Land Total		33,874

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	771 Sqft	Grade C 100	Base	98,656
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	779
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1860	0	Standard	Standard	Average	Basic	99,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	135	C 100	6,187	Avg.	62%	100%	100%	3,836
1.5 Shed	1860	300	C 100	3,810	Avg.	62%	100%	100%	2,362
Att Gar	1860	460	C 100	9,651	Avg.	62%	100%	100%	5,984
1,156 SFLA		53.33 = $/SFLA (4)				Outbuilding Total			12,182

Accpt Land 34,000 **Accepted Bldg** 74,000 **Total** 108,000

Neighborhood 4	Village .5
Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	09/01/2011
Sale Price	18,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1995 PINEGROVE 14 X 60 9-1-94
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1995	14X60	B 100	41,280	Avg.	51%	100%	100%	21,053
840 SFLA			98.46 = $/SFLA (4)				Outbuilding Total			21,053

Accpt Land	0	**Accepted Bldg**	21,000	**Total**	21,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/05/2006
Sale Price	978
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2	1978 CENTENIEL 14 X 70		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	59,377.86	29,689	50%		14,844
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		69,688.00 Per Acre			Land Total	34,844

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Centeniel	M/H	1978	14X68	A 100	50,864	Poor	30%	20%	100%	3,052
MH Slab		1996	952	C 100	3,227	Avg.	85%	100%	100%	2,743
Deck		2007	72	E 100	486	Avg.	92%	100%	100%	447
952 SFLA			88.74 = $/SFLA (4)					Outbuilding Total		6,242

Accpt Land	35,000	**Accepted Bldg**	6,000	**Total**	41,000

Map/Lot: R 2 2
Account: 670 Card: 1 of 1 Location: 1058 BREMEN RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1963
Sale Price	10,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	59,377.86	29,689	100%		29,689
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		99,378.00 Per Acre		Land Total		49,689

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	896 Sqft	Grade C 100	Base	109,599
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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**
1956	0	Standard	Standard	Average	Basic	109,599

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	62%	100%	100%	67,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1956	128	C 100	1,152	Avg.	62%	100%	100%	714
1,344 SFLA		50.56 = $/SFLA (4)					Outbuilding Total		714

Accpt Land	50,000	**Accepted Bldg**	69,000	**Total**	119,000

Map/Lot: R17 41
Account: 671 Card: 1 of 1 Location: 2108 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1998
Sale Price	76,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Baselot (Frct)	37,734.28	11,320	100%		11,320
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.30		104,400.00 Per Acre		Land Total		31,320

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,237 Sqft	Grade C 100	Base	106,830
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1997	Standard	Standard	Good	Basic	106,830

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	72,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1955	168	E 100	1,260	Fair	54%	100%	100%	680
Deck	1997	120	C 100	1,080	Avg.	86%	100%	100%	929
Entry	2000	96	C 100	3,360	Avg.	87%	100%	100%	2,923
Gar	2000	352	C 100	8,758	Avg.	87%	100%	100%	7,619
1,237 SFLA		58.73 = $/SFLA (4)				Outbuilding Total			12,151

Accpt Land 31,000 **Accepted Bldg** 85,000 **Total** 116,000

Map/Lot: R17 22A
Account: 672 Card: 1 of 1 Location: 2365 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.41	Acres-Road Frontage	3,000.00	1,230	100%		1,230
14.59	Acres-Back Land	500.00	7,295	100%		7,295
Total Acres 17.00		2,560.29 Per Acre			Land Total	43,525

Accpt Land 44,000 **Accepted Bldg** 0 **Total** 44,000

Map/Lot: R14 42
Account: 673 Card: 1 of 1 Location: 509 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1978
Sale Price	5,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Baselot (Frct)	16,595.13	16,097	100%		16,097
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.97		39,275.26 Per Acre		Land Total		38,097

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	96,543
Exterior	Wood 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	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,000
Heating	100% Electric	Cooling	0% None	Heat	-354
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	110,889

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	80,949

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1978	1	C 100	2,000	Avg.	73%	100%	100%	1,460
Shed	1978	252	E 100	1,890	Avg.	73%	100%	100%	1,380
Deck	1995	486	C 100	4,374	Avg.	84%	100%	100%	3,674
Deck	1997	96	C 100	864	Avg.	86%	100%	100%	743
1,040 SFLA		77.84 = $/SFLA (4)				Outbuilding Total			7,257

Accpt Land 38,000 **Accepted Bldg** 88,000 **Total** 126,000

Map/Lot: R 4 48A
Account: 674 Card: 1 of 1 Location: 26 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
23.43	Acres-Back Land	500.00	11,715	100%		11,715
Total Acres 27.43		1,901.75 Per Acre			Land Total	52,165

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,092 Sqft	Grade D 100	Base	82,996
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,348
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
1990	0	Standard	Standard	Average	Basic	81,648

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	81%	100%	100%	66,135

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1990	126	D 100	3,661	Avg.	81%	100%	100%	2,965
Shed	1996	120	E 100	900	Fair	80%	100%	100%	720
Shed	1996	96	E 100	720	Fair	80%	100%	100%	576
Deck	1999	192	D 100	1,452	Avg.	87%	100%	100%	1,263
1,092 SFLA		60.56 = $/SFLA (4)					Outbuilding Total		5,524

Accpt Land 52,000 **Accepted Bldg** 72,000 **Total** 124,000

Neighborhood 8	Residential Pond 2		
Zoning/Use	SHORELAND RP RURAL		
Topography	Rolling		
Utilities	Drilled WellSeptic System		
Street	Paved		

Sale Data

Sale Date	10/01/1980
Sale Price	2,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	55%		33,000
4.00	Acres-Back Land	500.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		9,166.67 Per Acre		Land Total		55,000

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,314 Sqft	Grade B 100	Base	213,693
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,607
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,524
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Basic	227,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	202,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	40	B 100	1,250	Avg.	89%	100%	100%	1,113
Open Fr Porch	2003	63	B 100	1,969	Avg.	89%	100%	100%	1,752
1.5 Fr	2003	223	B 100	19,892	Avg.	89%	100%	100%	17,704
Deck	2003	676	B 100	8,031	Avg.	89%	100%	100%	7,148
2,300 SFLA		87.85 = $/SFLA (4)				Outbuilding Total			27,717

Accpt Land	55,000	**Accepted Bldg**	230,000	**Total**	285,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1997
Sale Price	4,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.30	Acres-Back Land	500.00	150	100%		150
Total Acres 0.80		46,437.50 Per Acre		Land Total		37,150

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade C 100	Base	117,199
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,586
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	109,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	94,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1998	256	E 100	1,920	Avg.	86%	100%	100%	1,651
Deck	2011	160	C 100	1,440	Avg.	94%	100%	100%	1,354
1,404 SFLA		67.03 = $/SFLA (4)				Outbuilding Total			3,005

Accpt Land 37,000 **Accepted Bldg** 97,000 **Total** 134,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/10/2017
Sale Price	360,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
428	$/LF -Water Frontage	150.00	64,200	100%		64,200
3.57	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.57		42,046.68 Per Acre		Land Total		234,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	572 Sqft	Grade C 110	Base	104,361
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	109,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	67,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1880	442	C 110	32,857	Avg.	62%	100%	100%	20,371
(U)Basement	1880	442	C 110	7,779	Avg.	62%	100%	100%	4,823
Open Fr Porch	1880	272	C 110	7,085	Avg.	62%	100%	100%	4,393
1.5 Fr	1990	440	C 110	32,709	Avg.	81%	100%	100%	26,494
1.75 Barn	1996	832	C 100	22,522	Avg.	85%	100%	100%	19,144
1,001 SFLA		67.84 = $/SFLA (4)				Outbuilding Total			75,225

Accpt Land 234,000 **Accepted Bldg** 143,000 **Total** 377,000

Map/Lot: U 4 21
Account: 678 Card: 1 of 1 Location: 844 MAIN ST

Neighborhood 26 Exempt Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/1999
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 26

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Baselot (Frct)	151,025	27,184	100%		27,184
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.18		178,800.00 Per Acre		Land Total		32,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Concrete Pits/Ga	2005	20	C 100	6,800	Avg.	91%	100%	100%	6,188
						Outbuilding Total			6,188

Accpt Land 32,000 **Accepted Bldg** 6,000 **Total** 38,000

Map/Lot: R19 18B
Account: 679 Card: 1 of 1 Location: 30 BLUE HERON LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/09/2017
Sale Price	127,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17,555	100%		17,555
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		20,410.33 Per Acre		Land Total		37,555

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade C 100	Base	123,905
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	115,325

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	100,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1999	224	C 100	2,016	Avg.	87%	100%	100%	1,754
1.75 Gar	1999	400	E 100	10,746	Avg.	87%	100%	100%	9,349
Deck	2006	84	C 100	756	Avg.	91%	100%	100%	688
1,512 SFLA		66.36 = $/SFLA (4)				Outbuilding Total			11,791

Accpt Land 38,000 **Accepted Bldg** 112,000 **Total** 150,000

Map/Lot: R19 8
Account: 681 Card: 1 of 1 Location: 1447 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Baselot (Frct)	17,353.70	15,792	10%		1,579
Total Acres 0.91		1,735.16 Per Acre			Land Total	1,579

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Map/Lot: R 4 6
Account: 682 Card: 1 of 1 Location: 1051 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	01/01/1984
Sale Price	29,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
32.02	Acres-Back Land	500.00	16,010	100%		16,010
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
Total Acres 42.52		3,198.73 Per Acre			Land Total	136,010

Accpt Land 136,000 **Accepted Bldg** 0 **Total** 136,000

Map/Lot: R 6 36
Account: 683 Card: 1 of 1 Location: 283 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved
170

Sale Data

Sale Date	09/01/1999
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
3.30	Acres-Road Frontage	3,000.00	9,900	100%		9,900
2.50	Acres-Back Land	500.00	1,250	100%		1,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.80		8,480.77 Per Acre		Land Total		66,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	976 Sqft	Grade C 100	Base	114,822
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1961	Standard	Standard	Good	Basic	113,022

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	88,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	180	C 100	4,262	Good	78%	100%	100%	3,324
1 Fr	1900	170	C 100	9,047	Good	78%	100%	100%	7,057
(U)Basement	1900	170	C 100	2,720	Good	78%	100%	100%	2,122
Deck	1900	460	C 100	4,140	Good	78%	100%	100%	3,229
1.5 Barn	1900	936	E 100	16,756	Avg.	62%	100%	100%	10,389
Shed	1930	336	E 100	2,520	Avg.	62%	100%	100%	1,562
1,464 SFLA		60.22 = $/SFLA (4)				Outbuilding Total			27,683

Accpt Land 66,000 **Accepted Bldg** 116,000 **Total** 182,000

Map/Lot: R20 41A
Account: 684 Card: 1 of 1 Location: 256 JACKSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/28/2016
Sale Price	159,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.97	Acres-Road Frontage	3,000.00	2,910	100%		2,910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.97		13,774.41 Per Acre		Land Total		40,910

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	896 Sqft	Grade C 100	Base	108,513
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,003
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
1985	0	Standard	Standard	Average	Basic	110,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	78%	100%	100%	86,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1989	104	E 100	780	Avg.	80%	100%	100%	624
Open Shed	1989	63	E 100	378	Avg.	80%	100%	100%	302
Shed	1989	80	E 100	600	Avg.	80%	100%	100%	480
1.5 Gar	2001	1140	C 100	36,013	Avg.	88%	100%	100%	31,691
Deck	2001	80	C 100	720	Avg.	88%	100%	100%	634
1,344 SFLA		64.14 = $/SFLA (4)					Outbuilding Total		33,731

Accpt Land 41,000 **Accepted Bldg** 120,000 **Total** 161,000

Map/Lot: R18 40A
Account: 685 Card: 1 of 1 Location: 1881 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/15/2018
Sale Price	87,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Baselot (Frct)	20,445.05	14,720	100%		14,720
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.72		48,222.22 Per Acre		Land Total		34,720

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,344 Sqft	Grade E 100	Base	85,105
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	79,620

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	64,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1990	80	D 100	2,352	Avg.	81%	100%	100%	1,905
Deck	1997	134	D 100	1,013	Avg.	86%	100%	100%	871
Shed	1990	64	E 100	480	Avg.	81%	100%	100%	389
Shed	1997	192	E 100	1,440	Avg.	86%	100%	100%	1,238
Deck	2000	320	C 100	2,880	Avg.	87%	100%	100%	2,506
1,344 SFLA		47.99 = $/SFLA (4)				Outbuilding Total			6,909

Accpt Land 35,000 **Accepted Bldg** 71,000 **Total** 106,000

Map/Lot: U13 9
Account: 686 Card: 1 of 1 Location: 971 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL VILLAGE BUSINESS WELLHEAD
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/24/2017
Sale Price	82,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.34	Acres-Baselot (Frct)	23,162.51	31,038	100%		31,038
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.34		38,088.06 Per Acre		Land Total		51,038

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	546 Sqft	Grade C 100	Base	80,913
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	83,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	51,914

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	386	C 100	20,543	Avg.	62%	100%	100%	12,737
(U)Basement	1900	386	C 100	6,176	Avg.	62%	100%	100%	3,829
Open Fr Porch	1900	35	C 100	829	Avg.	62%	100%	100%	514
Deck	1900	180	C 100	1,620	Avg.	62%	100%	100%	1,004
Shed	1900	80	E 100	600	Fair	54%	100%	100%	324
Shed	2005	204	E 100	1,530	Avg.	91%	100%	100%	1,392
819 SFLA		63.39 = $/SFLA (4)				Outbuilding Total			19,800

Accpt Land 51,000 **Accepted Bldg** 72,000 **Total** 123,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1997
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
4.22	Acres-Back Land	500.00	2,110	100%		2,110
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.22		6,247.92 Per Acre			Land Total	45,110

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,152 Sqft	Grade C 110	Base	160,374
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,304
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	170,416

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	90%	100%	136,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2003	240	C 110	14,050	Avg.	89%	100%	100%	12,505
(U)Basement	2003	240	C 110	4,224	Avg.	89%	100%	100%	3,759
(F)Attic	2003	240	C 110	6,600	Avg.	89%	90%	100%	5,287
1 Fr	2003	384	C 110	22,480	Avg.	89%	100%	100%	20,007
(U)Basement	2003	384	C 110	6,758	Avg.	89%	100%	100%	6,015
(U)Attic	2003	384	C 110	3,802	Avg.	89%	100%	100%	3,384
Open Fr Porch	2003	288	C 110	7,502	Avg.	89%	100%	100%	6,677
2,016 SFLA		67.71 = $/SFLA (4)					Outbuilding Total		57,634

Accpt Land 45,000 **Accepted Bldg** 194,000 **Total** 239,000

Map/Lot: R21 22
Account: 688 Card: 1 of 1 Location: 2690 WASHINGTON RD

Neighborhood 9	Residential Stream 2
Tree Growth	1981
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	TREE GROWTH 1981
Reference 2	TREE GROWTH 1981
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	19 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	90%		31,500
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
24.00	Acres-Back Land	500.00	12,000	100%		12,000
87.00	Acres-Softwood TG	337.00	29,319	100%		29,319
82.00	Acres-Mixed Wood TG	408.00	33,456	100%		33,456
8.00	Acres-Hardwood TG	263.00	2,104	100%		2,104
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 205.00		655.51 Per Acre			Land Total	134,379

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,056 Sqft	Grade C 110	Base	105,150
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	240 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,800
Heating	100% Electric	Cooling	0% None	Heat	-395
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Standard	Standard	Average	Basic	114,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	81,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1974	30	C 110	1,142	Avg.	71%	100%	100%	811
Overhang	1974	44	C 110	1,674	Avg.	71%	100%	100%	1,189
Att Gar	1974	624	C 110	14,401	Avg.	71%	100%	100%	10,225
Enclosed Fr Porch	1974	120	C 110	6,050	Avg.	71%	100%	100%	4,295
Shed	1974	168	E 100	1,260	Fair	62%	100%	100%	781
Shed	1974	340	E 100	2,550	Fair	62%	100%	100%	1,581
10 Mobile Home	1960	10X40	D 100	16,000	Poor	30%	50%	100%	2,400
Open Shed	2004	288	E 100	1,728	Avg.	90%	100%	100%	1,555
Gar	2008	416	E 100	7,762	Avg.	93%	100%	100%	7,219
Shed	2015	288	C 100	2,880	Avg.	97%	100%	100%	2,794
1,456 SFLA		55.93 = $/SFLA (4)				Outbuilding Total			32,850

Accpt Land 134,000 **Accepted Bldg** 114,000 **Total** 248,000

Map/Lot: U 5 1
Account: 689 Card: 1 of 1 Location: 149 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/03/2016
Sale Price	101,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.15	Acres-Back Land	500.00	75	100%		75
Total Acres 0.65		57,038.46 Per Acre		Land Total		37,075

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	682 Sqft	Grade D 100	Base	61,395
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	854
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	64,618

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	40,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1820	910	D 100	42,370	Avg.	62%	100%	100%	26,269
2 Open Fr Porch	1820	72	D 100	2,320	Avg.	62%	100%	100%	1,438
Deck	1820	35	D 100	265	Avg.	62%	100%	100%	164
Shed	1820	324	D 100	2,722	Avg.	62%	100%	100%	1,688
682 SFLA		58.74 = $/SFLA (4)				Outbuilding Total			29,559

Accpt Land 37,000 **Accepted Bldg** 70,000 **Total** 107,000

Map/Lot: R 4 40
Account: 690 Card: 1 of 1 Location: 122 ATLANTIC HWY

Neighborhood 8 Residential Pond 2

Zoning/Use ROUTE 1 COM A SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1993
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
750	$/LF -Water Frontage	100.00	75,000	100%		75,000
7.50	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
72.48	Acres-Back Land	500.00	36,240	100%		36,240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 91.98		2,514.02 Per Acre		Land Total		231,240

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	962 Sqft	Grade C 100	Base	114,856
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-3,627
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1760	0	Standard	Standard	Good	Basic	116,869

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	75,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1760	490	C 100	26,078	Good	68%	100%	100%	17,733
(U)Attic	1760	490	C 100	4,410	Good	68%	100%	100%	2,999
Shed	1760	364	C 100	3,640	Good	68%	100%	100%	2,475
2.5 Barn	1760	2128	C 100	78,012	Good	68%	100%	100%	53,048
Shed	1760	12	C 100	120	Good	68%	100%	100%	82
Bakery 14	2000	1660	C 100	105,825	Good	90%	100%	100%	95,242
2nd Floor Fin	2000	920	C 100	48,962	Good	90%	100%	100%	44,066
Basement 8	2000	540	C 100	13,322	Good	90%	100%	100%	11,990
Deck	2000	181	C 100	1,629	Good	91%	100%	100%	1,482
1,443 SFLA		52.32 = $/SFLA (4)					Outbuilding Total		229,117

Accpt Land 231,000 **Accepted Bldg** 305,000 **Total** 536,000

Map/Lot: R21 55
Account: 691 Card: 1 of 1 Location: 2903 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/19/2017
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.80	Acres-Road Frontage	3,000.00	20,400	100%		20,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.80		6,863.64 Per Acre		Land Total		60,400

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	736 Sqft	Grade C 100	Base	75,721
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,097
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,932
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	Standard	Standard	Average	Basic	89,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	55,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1850	276	C 100	3,505	Avg.	62%	100%	100%	2,173
Shed	1850	20	C 100	200	Avg.	62%	100%	100%	124
1.5 Barn	1850	736	C 100	17,568	Avg.	62%	100%	100%	10,892
Shed	1850	756	C 100	7,560	Avg.	62%	100%	100%	4,687
1.5 Barn	1850	640	E 100	11,458	Poor	46%	50%	100%	2,636
Open Shed	1850	448	E 100	2,688	Poor	46%	50%	100%	618
Shed	1850	1224	E 100	9,180	Poor	46%	50%	100%	2,112
Shed	1850	288	E 100	2,160	Fair	54%	100%	100%	1,166
736 SFLA		75.60 = $/SFLA (4)				Outbuilding Total			24,408

Accpt Land 60,000 **Accepted Bldg** 80,000 **Total** 140,000

Map/Lot: R 6 30A
Account: 692 Card: 1 of 1 Location: 169 OLD ROUTE 1

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Unimprov. R/W	300.00	1,500	100%		1,500
Total Acres 5.00		300.00 Per Acre		Land Total		1,500

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Map/Lot: R13 62
Account: 693 Card: 1 of 1 Location: 657 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1988
Sale Price	58,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.40	Acres-Road Frontage	3,000.00	4,200	100%		4,200
2.23	Acres-Back Land	500.00	1,115	100%		1,115
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.63		8,048.85 Per Acre			Land Total	45,315

Dwelling Description **Replacement Cost New**

Log Home	One Story	506 Sqft	Grade D 100	Base	62,892
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,205
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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
2017	0	Standard	Standard	Average	Basic	59,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	57,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1979	60	E 100	450	Poor	56%	100%	100%	252
Cover-It	2000	200	C 100	400	Avg.	87%	100%	100%	348
Green House Hoop	2017	256	C 100	937	Avg.	97%	100%	100%	909
506 SFLA		114.42 = $/SFLA (4)					Outbuilding Total		1,509

Accpt Land 45,000 **Accepted Bldg** 59,000 **Total** 104,000

Map/Lot: U 9 27
Account: 694 Card: 1 of 1 Location: 114 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/24/2016
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Baselot (Frct)	50,557.20	20,728	100%		20,728
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.41		87,141.46 Per Acre			Land Total	35,728

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 110	Base	106,789
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	5,940
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	Standard	Standard	Average	Basic	119,929

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	74,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1951	576	C 110	33,720	Avg.	62%	100%	100%	20,906
(U)Basement	1951	576	C 110	10,138	Avg.	62%	100%	100%	6,286
Enclosed Fr Porch	1951	72	C 110	3,630	Avg.	62%	100%	100%	2,251
Shed	1951	48	C 110	528	Avg.	62%	100%	100%	327
Gar	1951	288	C 110	7,882	Avg.	62%	100%	100%	4,887
Open Fr Porch	1951	18	C 110	469	Avg.	62%	100%	100%	291
Open Fr Porch	1951	36	C 110	937	Avg.	62%	100%	100%	581
Deck	2017	192	C 110	1,901	Avg.	97%	100%	100%	1,844
1,080 SFLA		68.85 = $/SFLA (4)					Outbuilding Total		37,373

Accpt Land 36,000 **Accepted Bldg** 112,000 **Total** 148,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RESIDENTIAL RURAL
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	12/06/2005
Sale Price	11,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
73.00	Acres-Unimprov. R/W	300.00	21,900	100%		21,900
Total Acres 73.00		300.00 Per Acre		Land Total		21,900

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R 5 64
Account: 696 Card: 1 of 1 Location: 916 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Baselot (Frct)	32,171.89	38,606	100%		38,606
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.20		48,838.33 Per Acre			Land Total	58,606

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	675 Sqft	Grade C 110	Base	100,194
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,799
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,659
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	102,156

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	69,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1978	351	C 110	20,548	Avg.	73%	100%	100%	15,000
Enclosed Fr Porch	1978	144	C 110	7,259	Avg.	73%	100%	100%	5,299
Gar	1985	672	C 100	16,719	Avg.	78%	100%	100%	13,041
1,012 SFLA		68.64 = $/SFLA (4)					Outbuilding Total		33,340

Accpt Land 59,000 **Accepted Bldg** 103,000 **Total** 162,000

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
75	$/LF -Water Frontage	150.00	11,250	100%		11,250
0.75	Acres-Water Acreage	.00		100%		0
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
0.75	Acres-Back Land	500.00	375	100%		375
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 4.00		47,031.25 Per Acre		Land Total		188,125

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	432 Sqft	Grade C 100	Base	81,417
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,512
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1979	Standard	Standard	Average	Basic	81,785

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	64,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1991	480	C 110	35,682	Avg.	82%	100%	100%	29,259
1.5 Gar	1980	240	C 100	7,582	Avg.	75%	100%	100%	5,686
756 SFLA		85.46 = $/SFLA (4)				Outbuilding Total			34,945

Accpt Land 188,000 **Accepted Bldg** 100,000 **Total** 288,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/1993
Sale Price	82,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.60	Acres-Back Land	500.00	300	100%		300
Total Acres 1.10		33,909.09 Per Acre		Land Total		37,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,015 Sqft	Grade C 110	Base	130,986
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,495
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	131,340

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	81,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1860	750	C 110	19,692	Avg.	62%	100%	100%	12,209
Shed	1860	40	C 110	440	Avg.	62%	100%	100%	273
Shed	1860	25	C 110	275	Avg.	62%	100%	100%	170
1,522 SFLA		53.50 = $/SFLA (4)					Outbuilding Total		12,652

Accpt Land 37,000 **Accepted Bldg** 94,000 **Total** 131,000

Map/Lot: U10 40
Account: 699 Card: 1 of 1 Location: 804 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1986
Sale Price	68,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	102,877	20,575	100%		20,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.20		212,875.00 Per Acre		Land Total		42,575

Dwelling Description **Replacement Cost New**

Colonial	Two Story	720 Sqft	Grade C 110	Base	134,910
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,760
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	Floor & Stairs			Attic	3,960
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Standard	Standard	Good	Basic	152,864

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	103,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1840	540	C 110	40,142	Good	68%	100%	100%	27,297
(U)Basement	1840	540	C 110	9,504	Good	68%	100%	100%	6,463
Deck	1840	308	C 110	3,049	Good	68%	100%	100%	2,073
1 Fr	1992	154	C 110	9,015	Avg.	82%	100%	100%	7,392
1.5 Barn	1987	1419	C 110	37,259	Avg.	79%	100%	100%	29,435
(U)Basement	1987	710	C 110	12,496	Avg.	79%	100%	100%	9,872
1,440 SFLA		72.19 = $/SFLA (4)					Outbuilding Total		82,532

Accpt Land 43,000 **Accepted Bldg** 186,000 **Total** 229,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2002
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.23	Acres-Back Land	500.00	1,115	100%		1,115
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.23		15,630.02 Per Acre		Land Total		66,115

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	700 Sqft	Grade C 100	Base	74,218
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,043
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1933	0	Standard	Standard	Average	Basic	77,141

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	47,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1933	196	C 100	4,641	Avg.	62%	100%	100%	2,877
1 Fr	1933	432	C 100	22,991	Avg.	62%	100%	100%	14,254
(U)Basement	1933	432	C 100	6,912	Avg.	62%	100%	100%	4,285
2 Fr	1933	672	C 100	57,933	Avg.	62%	100%	100%	35,918
Shed	1933	440	E 100	3,300	Fair	54%	100%	100%	1,782
1.5 Shed	1933	544	E 100	5,182	Fair	54%	100%	100%	2,798
Open Shed	1933	408	E 100	2,448	Fair	54%	100%	100%	1,322
Open Shed	1933	280	E 100	1,680	Fair	54%	100%	100%	907
700 SFLA		68.32 = $/SFLA (4)				Outbuilding Total			64,143

Accpt Land 66,000 **Accepted Bldg** 112,000 **Total** 178,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND SP
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1945
Sale Price	500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
60.40	Acres-Back Land	500.00	30,200	100%		30,200
Total Acres 62.40		714.74 Per Acre		Land Total		44,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1980	269	E 100	7,606	Avg.	75%	100%	100%	5,704
						Outbuilding Total			5,704

Accpt Land 45,000 **Accepted Bldg** 6,000 **Total** 51,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Baselot (Frct)	206,687	97,143	100%		97,143
35	$/LF -Water Frontage	150.00	5,250	100%		5,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.47		251,900.00 Per Acre		Land Total		118,393

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	256 Sqft	Grade C 100	Base	58,044
Exterior	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	-1,930
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-768
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
1948	0	Standard	Standard	Average	Basic	55,346

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	34,315

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1948	168	C 100	8,941	Avg.	62%	100%	100%	5,543
Enclosed Fr Porch	1948	112	C 100	5,133	Avg.	62%	100%	100%	3,182
Gar	1985	336	C 100	8,360	Avg.	78%	100%	100%	6,521
384 SFLA		89.36 = $/SFLA (4)					Outbuilding Total		15,246

Accpt Land 118,000 **Accepted Bldg** 50,000 **Total** 168,000

Map/Lot: R12 13
Account: 703 Card: 1 of 1 Location: 81 BURKET MILL RD

Neighborhood	23 Exempt Rural Dirt 2
Tree Growth	1981
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	01/05/2005
Sale Price	82,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	OPEN SPACE 2013		
Tran/Land/Bldg	9 9 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
357.00	Acres-Back Land	500.00	178,500	100%		178,500
32.00	Acres-Wasteland/Bog	100.00	3,200	100%		3,200
Total Acres 391.00		501.53 Per Acre		Land Total		196,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1981	315	E 100	8,907	Fair	67%	100%	100%	5,968
(U)Attic	1981	315	E 100	2,126	Fair	67%	100%	100%	1,424
Shed	1981	96	E 100	720	Fair	67%	100%	100%	482
								Outbuilding Total	7,874

Accpt Land	196,000	**Accepted Bldg**	8,000	**Total**	204,000

Map/Lot: R12 9
Account: 704 Card: 1 of 1 Location: 1076 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Paved

Sale Data

Sale Date	06/24/2009
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Baselot (Frct)	10,142.42	19,879	100%		19,879
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.96		20,346.43 Per Acre		Land Total		39,879

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,344 Sqft	Grade C 110	Base	124,821
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,203
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	130,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	118,415

Accpt Land	40,000	Accepted Bldg	118,000	Total	158,000

Map/Lot: U 8 8
Account: 705 Card: 1 of 1 Location: 294 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	12/02/2009
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Baselot (Frct)	12,965.99	17,893	100%		17,893
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.38		27,458.70 Per Acre		Land Total		37,893

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	575 Sqft	Grade C 110	Base	91,520
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	0	Standard	Standard	Good	Basic	91,520

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	62,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	161	C 110	9,425	Good	68%	100%	100%	6,409
(U)Basement	1820	161	C 110	2,834	Good	68%	100%	100%	1,927
Enclosed Fr Porch	1820	90	C 110	4,538	Good	68%	100%	100%	3,086
Gar	1820	288	C 110	7,882	Good	68%	100%	100%	5,360
Deck	1820	448	C 110	4,435	Good	68%	100%	100%	3,016
Shed	1996	192	C 100	1,920	Avg.	85%	100%	100%	1,632
862 SFLA		72.20 = $/SFLA (4)				Outbuilding Total			21,430

Accpt Land 38,000 **Accepted Bldg** 84,000 **Total** 122,000

Map/Lot: R 9 16-11
Account: 706 Card: 1 of 1 Location: 25 DEAVER RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	4 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	10/25/2018
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
0.69	Acres-Back Land	500.00	345	100%		345
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 4.72		16,448.09 Per Acre			Land Total	77,635

Accpt Land	78,000	**Accepted Bldg**	0	**Total**	78,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/25/2008
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Baselot (Frct)	25,210.95	42,859	50%		21,429
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.70		24,370.00 Per Acre		Land Total		41,429

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	931 Sqft	Grade C 100	Base	111,273
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,080
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	2008	Standard	Standard	Good	Basic	116,173

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	78,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1985	484	C 100	10,154	Good	83%	100%	100%	8,428
(F) Gar	2008	363	C 100	18,150	Good	95%	100%	100%	17,242
Overhang	2008	22	C 100	761	Good	95%	100%	100%	723
Open Fr Porch	2008	126	C 100	2,984	Good	95%	100%	100%	2,835
1 Fr	2008	588	C 100	31,293	Good	95%	100%	100%	29,728
(U)Basement	2008	588	C 100	9,408	Good	95%	100%	100%	8,938
Open Fr Porch	2008	210	C 100	4,973	Good	95%	100%	100%	4,724
Shed	1870	96	E 100	720	Fair	54%	100%	100%	389
Deck	2010	80	C 100	720	Good	96%	100%	100%	691
1.5 Barn	2013	720	C 100	17,186	Good	97%	100%	100%	16,670
1,396 SFLA		56.59 = $/SFLA (4)					Outbuilding Total		90,368

Accpt Land	41,000	**Accepted Bldg**	169,000	**Total**	210,000

Map/Lot: R 9 94- 2A
Account: 708 Card: 1 of 1 Location: 759 DEAVER RD

Neighborhood	14 River Deep 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land	272,000	**Bldg Override**	86,000	**Total**	358,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/01/1999
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
101	$/LF -Water Frontage	150.00	15,150	100%		15,150
0.42	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.92		174,076.09 Per Acre		Land Total		160,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade B 100	Base	163,860
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,703
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade B	Basement Gar	None	Fin Bsmt	23,654
Heating	100% Electric	Cooling	0% None	Heat	-704
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	1999	Standard	Standard	Good	Basic	199,634

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	187,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1972	408	B 100	4,847	Good	94%	100%	100%	4,556
1 Fr	1999	180	B 100	12,646	Good	90%	100%	100%	11,381
1 Fr	1999	300	B 100	21,075	Good	90%	100%	100%	18,968
1.5 Barn	1999	528	B 100	16,636	Good	90%	100%	100%	14,972
Pier	1999	690	B 100	36,432	Good	90%	100%	100%	32,789
Ramp	1999	64	C 100	1,440	Avg.	87%	100%	100%	1,253
Float	1999	224	C 100	8,232	Avg.	87%	100%	100%	7,162
1,568 SFLA		119.68 = $/SFLA (4)				Outbuilding Total			91,081

Accpt Land 160,000 **Accepted Bldg** 279,000 **Total** 439,000

Map/Lot: R 9 94- 2A
Account: 710 Card: 1 of 1 Location: 759 DEAVER RD

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	12.398		43,393
715	$/LF -Water Frontage	350.00	250,250	12.398		31,026
4.70	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	12.398		2,480
Total Acres 6.70		11,477.46 Per Acre		Land Total		76,899

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,454 Sqft	Grade B 100	Base	158,801
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	2013	Standard	Standard	Good	Basic	162,523

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Part Interest...	97%	100%	12%	18,918

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1984	48	B 100	1,501	Good	83%	100%	12%	150
Deck	2004	564	B 100	6,700	Good	93%	100%	12%	748
Cabin	2004	460	B 100	22,891	Good	93%	100%	12%	2,555
(F)Attic	2004	120	B 100	3,960	Good	93%	100%	12%	442
Deck	2004	182	B 100	2,162	Good	93%	100%	12%	241
Shed	2004	40	B 100	528	Good	93%	100%	12%	59
1,454 SFLA		13.01 = $/SFLA (4)				Outbuilding Total			4,195

Accpt Land 77,000 **Accepted Bldg** 23,000 **Total** 100,000

Map/Lot: R 9 94- 3
Account: 711 Card: 1 of 1 Location: 650 DEAVER RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/02/2018
Sale Price	700,000
Sale Type	L & B Water
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
580	$/LF -Water Frontage	150.00	87,000	100%		87,000
2.05	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
Total Acres 4.05		68,888.89 Per Acre		Land Total		279,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,088 Sqft	Grade B 125	Base	231,119
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	6,535
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	9,306
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,146
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Good	Basic	253,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	94%	85%	100%	202,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2006	224	B 125	19,670	Good	94%	100%	100%	18,490
(U)Basement	2006	224	B 125	5,914	Good	94%	100%	100%	5,559
1 Fr	2006	780	B 125	68,495	Good	94%	100%	100%	64,385
(U)Basement	2006	780	B 125	20,592	Good	94%	100%	100%	19,356
(U)Attic	2006	390	B 125	5,791	Good	94%	100%	100%	5,444
Enclosed Fr Porch	2006	196	B 125	14,822	Good	94%	100%	100%	13,933
Gar	2006	672	B 125	27,586	Good	94%	100%	100%	25,931
(U)Attic	2006	336	B 125	4,990	Good	94%	100%	100%	4,691
1 Fr	2006	198	B 125	17,388	Good	94%	100%	100%	16,345
(U)Basement	2006	198	B 125	5,228	Good	94%	100%	100%	4,914
1,904 SFLA		106.21 = $/SFLA (4)				Outbuilding Total			179,048

Accpt Land 279,000 **Accepted Bldg** 381,000 **Total** 660,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/08/2018
Sale Price	725,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
608	$/LF -Water Frontage	150.00	91,200	100%		91,200
4.70	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
Total Acres 6.70		42,268.66 Per Acre		Land Total		283,200

Dwelling Description

Cape Cod	One & 3/4 Story	2,240 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	512,892
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-12,159
Rooms	11				
Bedrooms	8	Add Fixtures	1		
Baths	5	Half Baths	0	Plumbing	25,784
Attic	None			Attic	0
FirePlaces	3			Fireplace	10,919
Insulation	None			Insulation	-5,790
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	531,646

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	361,519

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	650	A 100	32,477	Good	68%	100%	100%	22,084
Enclosed Fr Porch	1900	110	A 100	10,637	Good	68%	100%	100%	7,233
3,920 SFLA		92.22 = $/SFLA (4)					Outbuilding Total		29,317

Accpt Land	283,000	**Accepted Bldg**	391,000	**Total**	674,000

Map/Lot: U14 8
Account: 713 Card: 1 of 1 Location: 980 WINSLOWS MILLS RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/2000
Sale Price	58,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Baselot (Frct)	23,707.67	24,656	67%		16,520
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.04		35,115.38 Per Acre		Land Total		36,520

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	700 Sqft	Grade C 100	Base	93,057
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-3,297
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	91,640

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1900	308	C 100	3,912	Avg.	62%	100%	100%	2,425
1,050 SFLA		54.11 = $/SFLA (4)				Outbuilding Total			2,425

Accpt Land 37,000 **Accepted Bldg** 59,000 **Total** 96,000

Map/Lot: R 7 50
Account: 714 Card: 1 of 1 Location: 1596 FRIENDSHIP RD

Neighborhood 5	Residential 2
Tree Growth	1989
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/30/2016
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	TG 1989 OPEN SPACE 2018		
Reference 2	TG 1989 OPEN SPACE 2018		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.45	Acres-Road Frontage	3,000.00	7,350	100%		7,350
1.05	Acres-Back Land	500.00	525	100%		525
97.50	Acres-Back Land	500.00	48,750	80%		39,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 103.00		1,086.17 Per Acre			Land Total	111,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	980 Sqft	Grade C 110	Base	126,651
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Standard	Standard	Good	Basic	133,851

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	91,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1950	64	C 110	1,668	Good	68%	100%	100%	1,134
1 Fr	1950	465	C 110	27,222	Good	68%	100%	100%	18,511
(U)Basement	1950	465	C 110	8,184	Good	68%	100%	100%	5,565
Att Gar	1986	576	C 110	13,293	Avg.	79%	100%	100%	10,501
1,470 SFLA		61.92 = $/SFLA (4)					Outbuilding Total		35,711

Accpt Land	112,000	Accepted Bldg	127,000	Total	239,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1995
Sale Price	39,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre			Land Total	40,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Victorian M/H	1987	14X71	A 100	53,108	Fair	40%	100%	100%	21,243
MH Slab	1987	994	C 100	3,370	Fair	72%	100%	100%	2,426
Shed	1987	64	E 100	480	Fair	72%	100%	100%	346
Shed	1987	48	E 100	360	Fair	72%	100%	100%	259
1.5 Gar	1995	720	E 100	17,059	Avg.	84%	100%	100%	14,330
994 SFLA		112.94 = $/SFLA (4)				Outbuilding Total			38,604

Accpt Land 40,000 **Accepted Bldg** 39,000 **Total** 79,000

Map/Lot: R 5 45
Account: 716 Card: 1 of 1 Location: 203 OLD COUNTY RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Dug Well
Street	Gravel

Sale Data

Sale Date	06/08/2016
Sale Price	9,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Baselot (Frct)	18,991.45	15,193	100%		15,193
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.80		31,491.25 Per Acre			Land Total	25,193

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,007 Sqft	Grade E 50	Base	35,052
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,847
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-755
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,057
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	None	Poor	Basic	30,393

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	87%	80%	100%	21,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1850	350	E 100	3,334	Avg.	62%	100%	100%	2,067
1,007 SFLA		21.01 = $/SFLA (4)					Outbuilding Total		2,067

Accpt Land 25,000 **Accepted Bldg** 23,000 **Total** 48,000

Map/Lot: R 2 30
Account: 717 Card: 1 of 1 Location: 90 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Baselot (Frct)	46,001.37	33,121	50%		16,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.72		50,777.78 Per Acre		Land Total		36,560

Accpt Land 37,000 **Accepted Bldg** 0 **Total** 37,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	02/25/2004
Sale Price	5,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.01	Acres-Baselot (Frct)	36,297.65	36,661	45%		16,497
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.01		36,135.64 Per Acre		Land Total		36,497

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade D 100	Base	75,289
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1900	0	Standard	Standard	Poor	Basic	75,289

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	34,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1900	44	D 100	4,731	Poor	46%	100%	100%	2,176
Deck	1900	53	D 100	401	Poor	46%	100%	100%	184
1 Fr	1900	170	D 100	7,599	Poor	46%	100%	100%	3,496
Coml Shop	1985	711	E 100	32,486	Poor	62%	50%	100%	10,070
960 SFLA		36.08 = $/SFLA (4)				Outbuilding Total			15,926

Accpt Land 36,000 **Accepted Bldg** 51,000 **Total** 87,000

Map/Lot: U 4 109
Account: 719 Card: 1 of 1 Location: 25 MARBLE AVE

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	01/01/2002
Sale Price	61,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 17
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Baselot (Frct)	156,338	17,197	100%		17,197
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.11		338,154.55 Per Acre		Land Total		37,197

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,247 Sqft	Grade C 100	Base	176,192
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal	Roof	1,259
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-9,402
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-848
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Average	Basic	170,961

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	105,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1994	60	C 100	600	Avg.	84%	100%	100%	504
Deck	2004	61	C 100	549	Avg.	90%	100%	100%	494
2,494 SFLA		42.50 = $/SFLA (4)				Outbuilding Total			998

Accpt Land 37,000 **Accepted Bldg** 107,000 **Total** 144,000

Map/Lot: R19 46A
Account: 720 Card: 1 of 1 Location: 601 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/1997
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 1989 ASTRO 26 X 40 B BOWMAN
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.08	Acres-Road Frontage	3,000.00	240	100%		240
0.62	Acres-Back Land	500.00	310	100%		310
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.70		15,018.52 Per Acre			Land Total	40,550

Dwelling Description / **Replacement Cost New**

Doublewide	One Story	1,040 Sqft	Grade E 75	Base	53,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,411
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	50,386

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	40,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	108	E 100	729	Avg.	80%	100%	100%	583
Open Fr Porch	1989	240	E 100	4,262	Avg.	80%	100%	100%	3,410
Gar	1989	960	E 100	17,914	Avg.	80%	100%	100%	14,331
Canopy	1989	120	E 100	792	Avg.	80%	100%	100%	634
1,040 SFLA		38.76 = $/SFLA (4)					Outbuilding Total		18,958

Accpt Land	41,000	Accepted Bldg	59,000	Total	100,000

Map/Lot: R18 42- 2
Account: 721 Card: 1 of 1 Location: 9 BALSAM DR

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/08/2017
Sale Price	99,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	10,035.15	19,970	100%		19,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		20,085.43 Per Acre		Land Total		39,970

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 110	Base	107,609
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,609

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	86,087

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2011	392	C 110	3,881	Avg.	94%	100%	100%	3,648
1,092 SFLA		78.83 = $/SFLA (4)				Outbuilding Total			3,648

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

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/15/2016
Sale Price	185,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Baselot (Frct)	29,328.72	12,611	100%		12,611
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.43		75,839.53 Per Acre		Land Total		32,611

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,123 Sqft	Grade C 115	Base	186,120
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,243
Attic	Floor & Stairs			Attic	12,207
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	Standard	Standard	Good	Basic	201,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	147,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1965	48	C 115	1,308	Good	73%	100%	100%	955
Enclosed Fr Porch	1965	36	C 115	1,898	Good	73%	100%	100%	1,386
Gar	1965	576	C 115	16,481	Good	73%	100%	100%	12,031
2,123 SFLA		69.31 = $/SFLA (4)						Outbuilding Total	14,372

Accpt Land	33,000	Accepted Bldg	162,000	Total	195,000

Map/Lot: U 4 14
Account: 723 Card: 1 of 1 Location: 11 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	01/22/2010
Sale Price	170,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.03	Acres-Baselot (Frct)	529,364	15,881	100%		15,881
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 0.03		1,262,700.00 Per Acre		Land Total		37,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dining 10	1900	1508	D 100	142,950	Avg.	62%	100%	100%	88,629
2nd Floor Fin	1900	1508	C 100	80,256	Avg.	62%	100%	100%	49,759
Basement 10	1900	1508	C 100	38,846	Avg.	62%	100%	100%	24,085
							Outbuilding Total		162,473

Accpt Land 38,000 **Accepted Bldg** 162,000 **Total** 200,000

Map/Lot: R 9 41- 8
Account: 724 Card: 1 of 1 Location: 1253 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Baselot (Frct)	42,360.78	34,312	100%		34,312
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.81		54,706.17 Per Acre		Land Total		44,312

Dwelling Description

					Replacement Cost New
Ranch	One Story	592 Sqft	Grade E 100	Base	50,583
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,348
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-888
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	1/2 Finished			Attic	7,801
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	Standard	None	Average	Basic	52,033

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	33,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2000	64	E 100	480	Avg.	87%	100%	100%	418
1.5 Fr	2000	588	E 100	29,803	Avg.	87%	100%	100%	25,929
Cover-It	2011	800	E 100	1,200	Avg.	94%	100%	100%	1,128
Shed	1971	180	E 100	1,350	Poor	47%	100%	100%	634
592 SFLA		57.13 = $/SFLA (4)				Outbuilding Total			28,109

Accpt Land 44,000 **Accepted Bldg** 62,000 **Total** 106,000

Map/Lot: R 9 41- 6
Account: 725 Card: 1 of 1 Location: 1209 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	90%		112,500
295	$/LF -Water Frontage	150.00	44,250	50%		22,125
1.71	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.21		69,966.06 Per Acre		Land Total		154,625

Dwelling Description

					Replacement Cost New
Ranch	One Story	676 Sqft	Grade B 100	Base	95,981
Exterior	Wood 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 1/2 Bmt	Basement	-3,364
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-303
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	15,678
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	112,909

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	77,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1971	28	B 100	1,294	Avg.	69%	100%	100%	893
Hearth	1971	1	B 100	2,640	Avg.	69%	100%	100%	1,822
1 Fr	1971	360	B 100	25,290	Avg.	69%	100%	100%	17,450
Deck	1971	120	B 100	1,426	Avg.	69%	100%	100%	984
Entry	1971	25	B 100	1,155	Avg.	69%	100%	100%	797
Shed	1971	120	C 100	1,200	Avg.	69%	100%	100%	828
Deck	2010	238	C 100	2,142	Avg.	94%	100%	100%	2,013
Gar	2010	432	E 100	8,061	Avg.	94%	100%	100%	7,577
676 SFLA		115.25 = $/SFLA (4)				Outbuilding Total			32,364

Accpt Land 155,000 **Accepted Bldg** 110,000 **Total** 265,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.38	Acres-Back Land	500.00	17,190	100%		17,190
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 36.38		478.01 Per Acre		Land Total		17,390

Accpt Land 17,000 **Accepted Bldg** 0 **Total** 17,000

Map/Lot: R 7 37A
Account: 727 Card: 1 of 1 Location: 1244 FRIENDSHIP RD

Neighborhood 20 Industrial 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/2000
Sale Price	130,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
2.65	Acres-Road Frontage	3,000.00	7,950	100%		7,950
0.41	Acres-Back Land	500.00	205	100%		205
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 5.06		17,421.94 Per Acre		Land Total		88,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	1951	5542	D 100	206,462	Fair	54%	100%	100%	111,489
						Outbuilding Total			111,489

Accpt Land 88,000 **Accepted Bldg** 111,000 **Total** 199,000

Map/Lot: R 5 29B
Account: 728 Card: 1 of 1 Location: 427 OLD COUNTY RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way
170

Sale Data

Sale Date	05/15/2007
Sale Price	36,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
2.70	Acres-Back Land	500.00	1,350	100%		1,350
Total Acres 4.70		3,351.06 Per Acre		Land Total		15,750

Accpt Land 16,000 **Accepted Bldg** 0 **Total** 16,000

Map/Lot: R22 26C
Account: 729 Card: 1 of 1 Location: 171 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/15/2014
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.92	Acres-Road Frontage	3,000.00	5,760	100%		5,760
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.92		11,673.47 Per Acre		Land Total		45,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Liberty M/H	1999	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
MH Slab	2014	924	C 100	3,132	Avg.	96%	100%	100%	3,007
Deck	1999	36	E 100	243	Poor	78%	100%	100%	190
Cover-It	2014	192	E 100	288	Avg.	96%	100%	100%	276
Shed	2006	280	E 100	2,100	Avg.	91%	100%	100%	1,911
924 SFLA		184.31 = $/SFLA (4)				Outbuilding Total			28,542

Accpt Land 46,000 **Accepted Bldg** 29,000 **Total** 75,000

Map/Lot: U 9 4A
Account: 730 Card: 1 of 1 Location: 1471 ATLANTIC HWY

Neighborhood 7	Rt 1 Com B .5
Zoning/Use	ROUTE 1 COM B SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 5 6
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	7

Sale Data

Sale Date	09/01/1974
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
0.22	Acres-Road Frontage	3,000.00	660	100%		660
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.22		122,668.03 Per Acre		Land Total		149,655

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bank 12 Granite	1975	2860	B 100	815,745	Good	85%	100%	100%	693,383
Open Fr Porch	1975	36	B 100	1,125	Good	78%	100%	100%	878
Vault	1975	120	B 100	31,997	Good	76%	100%	100%	24,318
Driveup	1975	714	B 100	59,565	Good	76%	100%	100%	45,269
Open Fr Porch	2017	99	B 100	3,094	Good	98%	100%	100%	3,032
						Outbuilding Total			766,880

Accpt Land	150,000	**Accepted Bldg**	767,000	**Total**	917,000

Neighborhood 2	Rural Paved 2
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1990
Sale Price	30,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	2011 Titan Doublewide 24 x 40
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Baselot (Frct)	24,686.93	13,578	100%		13,578
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.55		61,050.91 Per Acre		Land Total		33,578

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	960 Sqft	Grade D 100	Base	75,289
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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	Standard	Standard	Average	Basic	69,209

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	65,056

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2007	240	D 100	2,016	Avg.	92%	100%	100%	1,855
Deck	2010	36	D 100	272	Avg.	94%	100%	100%	256
960 SFLA		67.77 = $/SFLA (4)				Outbuilding Total			2,111

Accpt Land	34,000	**Accepted Bldg**	67,000	**Total**	101,000

Map/Lot: R18 54B
Account: 732 Card: 1 of 1 Location: 1665 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/1990
Sale Price	20,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Baselot (Frct)	18,202.36	15,472	100%		15,472
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.85		55,849.41 Per Acre		Land Total		47,472

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,236 Sqft	Grade E 100	Base	80,076
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Fair	Basic	75,201

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	58,657

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2016	336	C 100	3,024	Avg.	97%	100%	100%	2,933
Deck	2016	168	C 100	1,512	Avg.	97%	100%	100%	1,467
Shed	1990	100	E 100	750	Poor	68%	100%	100%	510
1,236 SFLA		47.46 = $/SFLA (4)					Outbuilding Total		4,910

Accpt Land 47,000 **Accepted Bldg** 64,000 **Total** 111,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	10/01/1978
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.50	Acres-Road Frontage	3,000.00	16,500	100%		16,500
35.50	Acres-Back Land	500.00	17,750	100%		17,750
7.00	Acres-Under Water	.00		100%		0
Total Acres 50.00		1,085.00 Per Acre		Land Total		54,250

Accpt Land 54,000 **Accepted Bldg** 0 **Total** 54,000

Map/Lot: U 3 27
Account: 734 Card: 1 of 1 Location: 212 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1994
Sale Price	74,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
2.83	Acres-Back Land	500.00	1,415	100%		1,415
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.12	Acres-Road Frontage	3,000.00	360	100%		360
Total Acres 3.20		12,117.19 Per Acre		Land Total		38,775

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	576 Sqft	Grade C 110	Base	92,521
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,389
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Standard	Standard	Good	Basic	96,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	65,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1840	350	C 110	20,490	Good	68%	100%	100%	13,933
(U)Basement	1840	350	C 110	6,160	Good	68%	100%	100%	4,189
Shed	1840	252	C 110	2,772	Good	68%	100%	100%	1,885
864 SFLA		75.79 = $/SFLA (4)					Outbuilding Total		20,007

Accpt Land 39,000 **Accepted Bldg** 85,000 **Total** 124,000

Map/Lot: R 6 19- 4
Account: 735 Card: 1 of 1 Location: 488 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	12,230.86	18,346	100%		18,346
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		25,564.00 Per Acre		Land Total		38,346

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,134 Sqft	Grade C 100	Base	100,434
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-386
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
1971	0	Standard	Standard	Average	Basic	100,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	69,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1971	112	C 100	5,133	Avg.	69%	100%	100%	3,542
Gar	1971	572	C 100	14,231	Avg.	69%	100%	100%	9,819
Deck	1999	240	C 100	2,160	Avg.	87%	100%	100%	1,879
Shed	1999	160	C 100	1,600	Avg.	87%	100%	100%	1,392
1.75 Shed	2000	384	E 100	4,148	Avg.	87%	100%	100%	3,609
1,134 SFLA		60.88 = $/SFLA (4)					Outbuilding Total		20,241

Accpt Land 38,000 **Accepted Bldg** 89,000 **Total** 127,000

Map/Lot: U 6 15
Account: 736 Card: 1 of 1 Location: 64 OLD ROUTE 1

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	08/14/2009
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
0.60	Acres-Back Land	500.00	300	100%		300
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.15		33,217.39 Per Acre			Land Total	38,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	649 Sqft	Grade C 100	Base	89,035
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	Dry Crawl Space	Basement	-3,057
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Standard	Standard	Fair	Basic	88,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	47,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1910	190	C 100	10,112	Fair	54%	100%	100%	5,460
Shed	1910	390	C 100	3,900	Fair	54%	100%	100%	2,106
Gar	1987	264	C 100	6,568	Avg.	79%	100%	100%	5,189
974 SFLA		49.23 = $/SFLA (4)					Outbuilding Total		12,755

Accpt Land 38,000 **Accepted Bldg** 61,000 **Total** 99,000

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/05/2018
Sale Price	229,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.83	Acres-Road Frontage	3,000.00	2,490	100%		2,490
0.41	Acres-Back Land	500.00	205	100%		205
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.49		36,708.05 Per Acre			Land Total	54,695

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,240 Sqft	Grade C 100	Base	216,116
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,695
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	6,580
Attic	Floor & Stairs			Attic	6,200
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1852	0	Standard	Standard	Fair	Basic	237,041

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	128,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1852	770	C 100	54,886	Fair	54%	100%	100%	29,638
2nd Floor Fin	1852	770	C 100	40,979	Fair	54%	100%	100%	22,129
Enclosed Fr Porch	1852	35	C 100	1,604	Fair	54%	100%	100%	866
Enclosed Fr Porch	1852	315	C 100	14,436	Fair	54%	100%	100%	7,795
1 Fr	1852	247	C 100	13,145	Fair	54%	100%	100%	7,098
Deck	1852	247	C 100	2,223	Fair	54%	100%	100%	1,200
Gar	1970	720	E 100	13,436	Avg.	68%	100%	100%	9,136
2,480 SFLA		51.61 = $/SFLA (4)					Outbuilding Total		77,862

Accpt Land 55,000 **Accepted Bldg** 206,000 **Total** 261,000

Map/Lot: U10 37
Account: 738 Card: 1 of 1 Location: 764 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	01/01/1999
Sale Price	78,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Baselot (Frct)	48,118.80	21,172	100%		21,172
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.44		82,209.09 Per Acre		Land Total		36,172

Dwelling Description

				Replacement Cost New	
Ranch	One Story	888 Sqft	Grade C 110	Base	94,610
Exterior	Wood 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	0
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	None	Fin Bsmt	13,440
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,455
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Standard	Standard	Average	Basic	119,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	74,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1955	252	C 110	5,816	Avg.	62%	100%	100%	3,606
(U)Basement	1955	252	C 110	4,435	Avg.	62%	100%	100%	2,750
Enclosed Fr Porch	1955	36	C 110	1,815	Avg.	62%	100%	100%	1,125
Deck	1955	40	C 110	396	Avg.	62%	100%	100%	246
888 SFLA		83.48 = $/SFLA (4)				Outbuilding Total			7,727

Accpt Land 36,000 **Accepted Bldg** 82,000 **Total** 118,000

Map/Lot: R23 6
Account: 739 Card: 1 of 1 Location: 3359 WASHINGTON RD

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1997
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	CAROLE & BRENT GRAY		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
4	$/LF -Water Frontage	100.00	400	100%		400
0.04	Acres-Water Acreage	.00		100%		0
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.64		31,136.36 Per Acre			Land Total	82,200

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	600 Sqft	Grade C 110	Base	120,398
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Good	Basic	120,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	81,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1930	404	C 110	23,651	Good	68%	100%	100%	16,083
Deck	1930	100	C 110	990	Good	68%	100%	100%	673
Gar	1930	400	C 110	10,947	Good	68%	100%	100%	7,444
Shed	1930	200	C 110	2,200	Good	68%	100%	100%	1,496
Shed	1930	286	E 100	2,145	Poor	46%	100%	100%	987
Deck	2012	176	C 110	1,742	Avg.	95%	100%	100%	1,655
1,200 SFLA		68.23 = $/SFLA (4)					Outbuilding Total		28,338

Accpt Land 82,000 **Accepted Bldg** 110,000 **Total** 192,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/12/1993
Sale Price	187,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.92	Acres-Road Frontage	3,000.00	5,760	100%		5,760
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.13	Acres-Back Land	500.00	65	100%		65
Total Acres 2.30		18,619.57 Per Acre		Land Total		42,825

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	864 Sqft	Grade B 100	Base	179,885
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	3,399
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	5,702
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Good	Basic	197,342

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	134,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	115	B 100	8,078	Good	68%	100%	100%	5,493
1.5 Fr	1860	450	B 100	40,143	Good	68%	100%	100%	27,297
(U)Basement	1860	450	B 100	9,504	Good	68%	100%	100%	6,463
Shed	1860	789	B 100	10,415	Good	68%	100%	100%	7,082
1.5 Barn	1860	722	B 100	22,749	Good	68%	100%	100%	15,469
(U)Basement	1860	722	B 100	15,249	Good	68%	100%	100%	10,369
Enclosed Fr Porch	1860	96	B 100	5,808	Good	68%	100%	100%	3,949
1,728 SFLA		77.66 = $/SFLA (4)					Outbuilding Total		76,122

Accpt Land 43,000 **Accepted Bldg** 210,000 **Total** 253,000

Map/Lot: R 2 37
Account: 741 Card: 1 of 1 Location: 236 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/08/2015
Sale Price	145,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
500	$/LF -Water Frontage	100.00	50,000	50%	Restrictio	25,000
5.00	Acres-Water Acreage	.00		100%		0
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.00		8,450.00 Per Acre		Land Total		67,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	676 Sqft	Grade C 100	Base	92,075
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-345
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	94,550

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	72,804

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1983	1	C 100	2,000	Avg.	77%	100%	100%	1,540
Deck	1983	48	C 100	432	Avg.	77%	100%	100%	333
Deck	1983	75	C 100	675	Avg.	77%	100%	100%	520
1.75 Fr	1983	312	C 100	23,909	Avg.	77%	100%	100%	18,410
Gar	1985	480	C 100	11,942	Avg.	78%	100%	100%	9,315
Shed	1989	96	C 100	960	Avg.	80%	100%	100%	768
1,014 SFLA		71.80 = $/SFLA (4)				Outbuilding Total			30,886

Accpt Land 68,000 **Accepted Bldg** 104,000 **Total** 172,000

Map/Lot: R 5 28
Account: 742 Card: 1 of 1 Location: 580 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/25/2004
Sale Price	120,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
7.45	Acres-Back Land	500.00	3,725	100%		3,725
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 9.45		18,912.70 Per Acre			Land Total	178,725

Dwelling Description

Cape Cod	One & 1/2 Story	600 Sqft	Grade C 100	Base	85,171
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Average	Basic	85,171

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	70%	100%	54,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2012	732	C 100	6,588	Avg.	95%	80%	100%	5,007
900 SFLA		60.94 = $/SFLA (4)					Outbuilding Total		5,007

Accpt Land	179,000	Accepted Bldg	60,000	Total	239,000

Map/Lot: R19 19
Account: 743 Card: 1 of 1 Location: 1544 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/14/2003
Sale Price	119,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.54	Acres-Road Frontage	3,000.00	1,620	100%		1,620
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.54		16,385.83 Per Acre		Land Total		41,620

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	713 Sqft	Grade C 100	Base	95,022
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1971	Standard	Standard	Average	Basic	96,902

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	60,079

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	280	C 100	14,902	Avg.	62%	100%	100%	9,239
Deck	1990	160	C 100	1,440	Avg.	81%	100%	100%	1,166
1 Fr	1990	210	C 100	11,176	Avg.	81%	100%	100%	9,053
Gar	1970	576	E 100	10,748	Avg.	68%	100%	100%	7,309
Shed	1970	144	E 100	1,080	Avg.	68%	100%	100%	734
Shed	1992	168	E 100	1,260	Avg.	82%	100%	100%	1,033
Pole Barn	2003	864	E 100	10,174	Avg.	89%	100%	100%	9,055
1,070 SFLA		56.15 = $/SFLA (4)				Outbuilding Total			37,589

Accpt Land 42,000 **Accepted Bldg** 98,000 **Total** 140,000

Map/Lot: R 1 45- 2
Account: 744 Card: 1 of 1 Location: 36 INDIAN POINT RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/02/2008
Sale Price	192,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
0.19	Acres-Back Land	500.00	95	100%		95
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 2.19		79,952.05 Per Acre		Land Total		175,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Gar	1981	560	B 100	29,790	Good	81%	100%	100%	24,130
Gar	1981	640	B 100	21,018	Good	81%	100%	100%	17,025
(F) Gar	1981	640	B 100	42,240	Good	81%	100%	100%	34,214
							Outbuilding Total		75,369

Accpt Land 175,000 **Accepted Bldg** 75,000 **Total** 250,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/2002
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.02	Acres-Back Land	500.00	10	100%		10
Total Acres 0.52		71,173.08 Per Acre		Land Total		37,010

Dwelling Description **Replacement Cost New**

Colonial	Two Story	759 Sqft	Grade C 110	Base	135,427
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,488
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	147,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	91,253

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	400	C 110	23,417	Avg.	62%	100%	100%	14,519
(U)Basement	1900	400	C 110	7,040	Avg.	62%	100%	100%	4,365
Enclosed Fr Porch	1900	96	C 110	4,840	Avg.	62%	100%	100%	3,001
Enclosed Fr Porch	1900	30	C 110	1,512	Avg.	62%	100%	100%	937
Gar	1900	384	C 100	9,554	Avg.	62%	100%	100%	5,923
(U)Basement	1900	384	C 100	6,144	Avg.	62%	100%	100%	3,809
1,518 SFLA		60.11 = $/SFLA (4)				Outbuilding Total			32,554

Accpt Land 37,000 **Accepted Bldg** 124,000 **Total** 161,000

Map/Lot: R15 37
Account: 746 Card: 1 of 1 Location: 728 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/1993
Sale Price	74,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot (Frct)	21,279.66	14,470	100%		14,470
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.68		50,691.18 Per Acre		Land Total		34,470

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	98,419
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,760
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1993	Standard	Standard	Average	Basic	104,179

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	62%	100%	100%	64,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	186	C 100	1,674	Avg.	62%	100%	100%	1,038
1,152 SFLA		56.07 = $/SFLA (4)				Outbuilding Total			1,038

Accpt Land 34,000 **Accepted Bldg** 66,000 **Total** 100,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 01/01/1963
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 19 70 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.87	Acres-Back Land	500.00	435	100%		435
Total Acres 1.37		27,324.82 Per Acre		Land Total		37,435

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	480 Sqft	Grade C 100	Base	60,420
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	None	Basement	-3,619
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	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	Standard	Standard	Good	Basic	56,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	38,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1900	616	C 100	41,629	Good	68%	100%	100%	28,308
Enclosed Fr Porch	1900	203	C 100	9,303	Good	68%	100%	100%	6,326
Enclosed Fr Porch	1900	35	C 100	1,604	Good	68%	100%	100%	1,091
1.5 Gar	1900	648	E 100	15,352	Good	68%	100%	100%	10,439
Shed	1900	486	E 100	3,645	Good	68%	100%	100%	2,479
480 SFLA		80.47 = $/SFLA (4)					Outbuilding Total		48,643

Accpt Land 37,000 **Accepted Bldg** 87,000 **Total** 124,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/15/2018
Sale Price	285,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.28	Acres-Road Frontage	3,000.00	840	100%		840
1.22	Acres-Back Land	500.00	610	100%		610
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.50		11,842.86 Per Acre			Land Total	41,450

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,056 Sqft	Grade C 110	Base	134,578
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	137,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	112,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1992	1	C 110	2,200	Avg.	82%	100%	100%	1,804
Shed	1992	168	E 100	1,260	Fair	77%	100%	100%	970
Shed	1992	96	E 100	720	Fair	77%	100%	100%	554
Deck	2001	372	C 110	3,683	Avg.	88%	100%	100%	3,241
1.75 Barn	2005	1216	C 110	36,209	Avg.	91%	100%	100%	32,950
1,584 SFLA		71.27 = $/SFLA (4)					Outbuilding Total		39,519

Accpt Land 41,000 **Accepted Bldg** 152,000 **Total** 193,000

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
4.00	Acres-Back Land	500.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		9,500.00 Per Acre			Land Total	57,000

Dwelling Description — Replacement Cost New

Ranch	One Story	1,328 Sqft	Grade C 110	Base	122,489
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,177
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Standard	Standard	Average	Basic	128,764

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	90,135

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1972	200	C 110	10,083	Avg.	70%	100%	100%	7,058
Entry	1972	25	C 110	962	Avg.	70%	100%	100%	673
Gar	1974	576	E 100	10,748	Avg.	71%	100%	100%	7,631
1,328 SFLA		67.87 = $/SFLA (4)					Outbuilding Total		15,362

Accpt Land 57,000 **Accepted Bldg** 105,000 **Total** 162,000

Map/Lot: R16 42B
Account: 750 Card: 1 of 1 Location: 1305 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/29/2011
Sale Price	125,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Frct)	18,508.29	15,362	100%		15,362
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.83		42,604.82 Per Acre		Land Total		35,362

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,196 Sqft	Grade C 110	Base	114,712
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,960
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Standard	Standard	Average	Basic	122,838

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	87,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1974	49	C 110	1,886	Avg.	71%	100%	100%	1,339
Gar	1974	644	C 110	17,625	Avg.	71%	100%	100%	12,514
Enclosed Fr Porch	2011	80	C 110	4,033	Avg.	94%	100%	100%	3,791
1,196 SFLA		72.92 = $/SFLA (4)				Outbuilding Total			17,644

Accpt Land 35,000 **Accepted Bldg** 105,000 **Total** 140,000

Map/Lot: R 3 35
Account: 751 Card: 1 of 1 Location: 785 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	03/27/2008
Sale Price	32,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	80%		16,000
0.22	Acres-Road Frontage	3,000.00	660	80%		528
1.28	Acres-Back Land	500.00	640	100%		640
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
Total Acres 13.50		1,345.78 Per Acre		Land Total		18,168

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1998
Sale Price	88,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Baselot (Frct)	13,519.50	17,575	100%		17,575
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.30		28,903.85 Per Acre		Land Total		37,575

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	94,597
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	520 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,400
Heating	100% Electric	Cooling	0% None	Heat	-354
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,463

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	78,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	112	C 100	1,008	Avg.	73%	100%	100%	736
Gar	1978	576	E 100	10,748	Avg.	73%	100%	100%	7,846
Deck	2016	128	C 100	1,152	Avg.	97%	100%	100%	1,117
Cover-It	2016	240	C 100	480	Avg.	97%	100%	100%	466
1,040 SFLA		75.43 = $/SFLA (4)					Outbuilding Total		10,165

Accpt Land 38,000 **Accepted Bldg** 89,000 **Total** 127,000

Map/Lot: U10 4
Account: 753 Card: 1 of 1 Location: 229 KALERS CORNER ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/01/2000
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Baselot (Frct)	67,729.37	18,287	100%		18,287
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.27		123,285.19 Per Acre		Land Total		33,287

Dwelling Description

Colonial	Two Story	1,064 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Asbestos Siding	Masonry Trim	None	Base	168,835
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Average	Basic	168,835

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	104,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1890	78	C 110	3,932	Avg.	62%	100%	100%	2,438
Enclosed Fr Porch	1890	35	C 110	1,764	Avg.	62%	100%	100%	1,094
Shed	1890	150	C 110	1,650	Avg.	62%	100%	100%	1,023
1.5 Gar	1900	440	E 100	10,425	Avg.	62%	100%	100%	6,464
2,128 SFLA		49.19 = $/SFLA (4)					Outbuilding Total		11,019

Accpt Land 33,000 **Accepted Bldg** 116,000 **Total** 149,000

Map/Lot: U 4 43
Account: 754 Card: 1 of 1 Location: 24 PHILBROOK LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/06/2016
Sale Price	25,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 1982 BURLINGTON 14 X 70
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		84,000.00 Per Acre		Land Total		42,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1982	336	E 100	6,270	Poor	59%	100%	100%	3,699
Shed	1982	100	E 100	750	Poor	59%	100%	100%	442
						Outbuilding Total			4,141

Accpt Land 42,000 **Accepted Bldg** 4,000 **Total** 46,000

Map/Lot: R16 15
Account: 755 Card: 1 of 1 Location: 685 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Dug WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2002
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 25.00		3,340.00 Per Acre			Land Total	83,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	736 Sqft	Grade C 110	Base	119,458
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2007	Standard	Standard	Good	Basic	122,560

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	83,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1860	240	C 110	5,538	Good	68%	100%	100%	3,766
Shed	2003	294	C 100	2,940	Avg.	89%	100%	100%	2,617
2.5 Barn	2004	1440	B 110	76,651	Avg.	90%	100%	100%	68,986
1 Fr	2007	384	C 110	22,480	Avg.	92%	100%	100%	20,682
Deck	2007	64	C 110	634	Avg.	92%	100%	100%	583
Att Gar	2007	672	C 110	15,508	Avg.	92%	100%	100%	14,267
1,288 SFLA		64.71 = $/SFLA (4)					Outbuilding Total		110,901

Accpt Land 84,000 **Accepted Bldg** 194,000 **Total** 278,000

Map/Lot: U 4 116
Account: 756 Card: 1 of 1 Location: 26 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1987
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	131,233	28,871	100%		28,871
8.00	# -Apartment	2,000.00	16,000	100%		16,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.22		294,868.18 Per Acre		Land Total		64,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Laundromat 8	1900	760	C 100	41,830	Good	90%	100%	100%	37,647
Laundromat 8	1900	1672	C 100	92,027	Good	90%	100%	100%	82,824
2nd Floor Fin	1900	1672	C 100	88,984	Good	90%	40%	100%	32,034
3rd Floor Fin	1900	1672	C 100	88,984	Good	90%	40%	100%	32,034
4th Floor Fin	1900	1254	C 100	66,738	Good	90%	40%	100%	24,026
Deck	1900	144	C 100	1,296	Good	68%	100%	100%	881
Deck	1900	50	C 100	450	Good	68%	100%	100%	306
								Outbuilding Total	209,752

Accpt Land	65,000	**Accepted Bldg**	210,000	**Total**	275,000

Map/Lot: R24 9
Account: 757 Card: 1 of 1 Location: 97 NOYES RD

Neighborhood 3 Rural Dirt 2

Sale Data

Sale Date	10/01/1986
Sale Price	42,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	Acres-Baselot (Frct)	13,257.91	15,247	100%		15,247
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.15		30,649.57 Per Acre		Land Total		35,247

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	96,546
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-359
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**
1980	1990	Standard	Standard	Average	Basic	96,187

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	75%	100%	100%	72,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1980	72	C 100	3,300	Avg.	75%	100%	100%	2,475
Shed	1978	64	E 100	480	Fair	65%	100%	100%	312
Gar	1985	416	E 100	7,762	Avg.	78%	100%	100%	6,054
1,056 SFLA		68.31 = $/SFLA (4)					Outbuilding Total		8,841

Accpt Land 35,000 **Accepted Bldg** 81,000 **Total** 116,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2 1989 FOREST PARK 14 X 70 4-1-96
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Forest Park M/H	1989	14X67	B 100	46,096	Poor	30%	100%	100%	13,829
Shed	1989	96	E 100	720	Poor	67%	100%	100%	482
938 SFLA		91.65 = $/SFLA (4)				Outbuilding Total			14,311

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/16/2011
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 17
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.20	Acres-Road Frontage	3,000.00	18,600	50%		9,300
3.10	Acres-Wasteland/Bog	100.00	310	100%		310
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.30		4,390.27 Per Acre		Land Total		49,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2004	1288	C 100	32,045	Avg.	90%	100%	100%	28,840
(F)Attic	2004	966	C 100	24,150	Avg.	90%	100%	100%	21,735
Gar	2015	1312	C 100	32,643	Avg.	97%	100%	100%	31,664
1.5 Gar	2015	1008	C 100	31,843	Avg.	97%	100%	100%	30,888
						Outbuilding Total			113,127

Accpt Land 50,000 **Accepted Bldg** 113,000 **Total** 163,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/2001
Sale Price	82,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.78	Acres-Road Frontage	3,000.00	2,340	100%		2,340
1.00	Acres-Back Land	500.00	500	100%		500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.78		11,333.33 Per Acre			Land Total	42,840

Dwelling Description

Cape Cod	One & 1/2 Story	660 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	90,801
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,980
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
1850	0	Standard	Standard	Average	Basic	86,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	53,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	280	C 100	14,902	Avg.	62%	100%	100%	9,239
(U)Attic	1850	280	C 100	2,520	Avg.	62%	100%	100%	1,562
Enclosed Fr Porch	1850	240	C 100	10,999	Avg.	62%	100%	100%	6,819
1.5 Shed	1850	378	E 100	3,601	Poor	46%	100%	100%	1,656
Shed	1850	126	E 100	945	Poor	46%	100%	100%	435
990 SFLA		54.07 = $/SFLA (4)					Outbuilding Total		19,711

Accpt Land	43,000	**Accepted Bldg**	73,000	**Total**	116,000

Map/Lot: R18 38
Account: 761 Card: 1 of 1 Location: 1848 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1986
Sale Price	40,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.32	Acres-Baselot (Frct)	13,375.78	17,656	100%		17,656
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.32		28,527.27 Per Acre		Land Total		37,656

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	832 Sqft	Grade C 100	Base	117,182
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Good	Basic	120,002

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	81,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1944	42	C 100	1,470	Good	68%	100%	100%	1,000
Gar	1978	572	E 100	10,673	Avg.	73%	100%	100%	7,791
1,456 SFLA		56.04 = $/SFLA (4)					Outbuilding Total		8,791

Accpt Land 38,000 **Accepted Bldg** 90,000 **Total** 128,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1981
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
40.64	Acres-Back Land	500.00	20,320	100%		20,320
Total Acres 42.64		1,684.33 Per Acre		Land Total		71,820

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 110	Base	113,549
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1850	0	Standard	Standard	Average	Basic	113,549

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	70,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	390	C 110	22,832	Avg.	62%	100%	100%	14,156
(U)Attic	1850	390	C 110	3,861	Avg.	62%	100%	100%	2,394
Gar	1850	540	E 100	10,076	Poor	46%	100%	100%	4,635
Shed	1850	204	E 100	1,530	Fair	54%	100%	100%	826
Deck	1999	214	C 110	2,119	Avg.	87%	100%	100%	1,844
1,224 SFLA		57.52 = $/SFLA (4)				Outbuilding Total			23,855

Accpt Land 72,000 **Accepted Bldg** 94,000 **Total** 166,000

Map/Lot: U 2 2
Account: 763 Card: 1 of 1 Location: 405 FRIENDSHIP RD

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL SHORELAND GD
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/14/2012
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 8 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
1,400	$/LF -Water Frontage	150.00	210,000	100%		210,000
14.00	Acres-Water Acreage	.00		100%		0
5.85	Acres-Road Frontage	3,000.00	17,550	100%		17,550
17.15	Acres-Back Land	500.00	8,575	100%		8,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 39.00		7,721.15 Per Acre			Land Total	301,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1985	160	C 100	1,600	Avg.	78%	100%	100%	1,248
Shed	1985	96	C 100	960	Avg.	78%	100%	100%	749
Well	1985	1	C 100	30,000	Avg.	78%	100%	100%	23,400
Shed	2013	160	C 100	1,600	Avg.	96%	100%	100%	1,536
							Outbuilding Total		26,933

Accpt Land 301,000 **Accepted Bldg** 27,000 **Total** 328,000

Map/Lot: R20 10
Account: 765 Card: 1 of 1 Location: 1010 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
43.96	Acres-Back Land	500.00	21,980	100%		21,980
7.00	Acres-Landlocked/Rear	200.00	1,400	100%		1,400
8.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 70.96		1,315.95 Per Acre		Land Total		93,380

Dwelling Description — Replacement Cost New

Cape Cod	One Story	952 Sqft	Grade C 100	Base	90,023
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,760
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	Standard	Standard	Good	Basic	94,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	64,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1948	30	C 100	1,050	Good	68%	100%	100%	714
Gar	1948	576	E 100	10,748	Poor	46%	100%	100%	4,944
2.5 Barn	1860	484	E 100	13,307	Poor	46%	100%	100%	6,121
Shed	1948	180	E 100	1,350	Fair	54%	100%	100%	729
Deck	2008	340	C 100	3,060	Avg.	93%	100%	100%	2,846
952 SFLA		67.70 = $/SFLA (4)					Outbuilding Total		15,354

Accpt Land 93,000 **Accepted Bldg** 80,000 **Total** 173,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	02/27/2017
Sale Price	141,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Baselot (Frct)	58,853.45	19,422	100%		19,422
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.33		119,460.61 Per Acre		Land Total		39,422

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,178 Sqft	Grade C 110	Base	113,483
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	11,377
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	Standard	Standard	Average	Basic	124,860

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	77,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1955	42	C 110	462	Avg.	62%	100%	100%	286
Open Fr Porch	1955	12	C 110	312	Avg.	62%	100%	100%	193
Enclosed Fr Porch	1955	317	C 110	15,981	Avg.	62%	100%	100%	9,908
Att Gar	1955	345	C 110	7,962	Avg.	62%	100%	100%	4,936
Deck	2008	544	C 110	5,386	Avg.	93%	100%	100%	5,009
1,178 SFLA		65.72 = $/SFLA (4)				Outbuilding Total			20,332

Accpt Land 39,000 **Accepted Bldg** 98,000 **Total** 137,000

Map/Lot: R 6 3
Account: 768 Card: 1 of 2 Location: 163 DEPOT ST

Neighborhood 3	Rural Dirt 2
Tree Growth	2017
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 2017
Reference 2	FARMLAND 2017
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.00	Acres-Crop/Blueberry F&O	450.00	1,350	100%		1,350
35.00	Acres-Softwood F&O	337.00	11,795	100%		11,795
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Back Land	500.00	500	100%		500
Total Acres 41.00		1,259.63 Per Acre			Land Total	51,645

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	118,520
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-5,695
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1934	0	Standard	Standard	Average	Basic	114,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1934	110	C 100	5,041	Avg.	62%	100%	100%	3,125
Deck	1978	540	C 100	4,860	Avg.	73%	100%	100%	3,548
Open Fr Porch	1978	78	C 100	1,847	Avg.	73%	100%	100%	1,348
Shed	1978	128	E 100	960	Avg.	73%	100%	100%	701
Open Shed	1934	121	E 100	726	Avg.	62%	100%	100%	450
1.5 Shed	1934	600	E 100	5,715	Avg.	62%	100%	100%	3,543
Shed	2002	720	E 100	5,400	Avg.	89%	100%	100%	4,806
Gar	1978	864	E 100	16,122	Avg.	73%	100%	100%	11,769
Shed	1978	160	E 100	1,200	Avg.	73%	100%	100%	876
Canopy	1978	100	E 100	660	Avg.	73%	100%	100%	482
1,512 SFLA		47.04 = $/SFLA (4)					Outbuilding Total		30,648

Accpt Land 52,000 **Accepted Bldg** 102,000 **Total** 154,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1978	121	E 100	908	Avg.	73%	100%	100%	663
Shed	1978	48	E 100	360	Avg.	73%	100%	100%	263
Gar	2012	576	E 100	10,748	Avg.	95%	100%	100%	10,211
Shed	1978	80	E 100	600	Avg.	73%	100%	100%	438
1,512 SFLA		47.04 = $/SFLA (4)					Outbuilding Total		11,575

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	52,000	102,000	154,000	52,000	102,000	154,000
2	0	12,000	12,000	0	12,000	12,000
TOTAL	52,000	114,000	166,000	52,000	114,000	166,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1986
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.30	Acres-Road Frontage	3,000.00	12,900	100%		12,900
2.70	Acres-Back Land	500.00	1,350	100%		1,350
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		6,027.78 Per Acre			Land Total	54,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	960 Sqft	Grade C 100	Base	128,627
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu One & 1/2			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	128,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	104,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1990	96	E 100	720	Avg.	81%	100%	100%	583
Shed	1990	120	E 100	900	Avg.	81%	100%	100%	729
Deck	1996	110	C 100	990	Avg.	85%	100%	100%	842
Enclosed Fr Porch	2002	160	C 100	7,333	Avg.	89%	100%	100%	6,526
1.5 Gar	2007	624	C 100	19,712	Avg.	92%	100%	100%	18,135
Shed	2011	48	E 100	360	Avg.	94%	100%	100%	338
Entry	2012	140	C 100	4,900	Avg.	95%	100%	100%	4,655
Shed	2012	114	E 100	855	Avg.	95%	100%	100%	812
1,680 SFLA		62.02 = $/SFLA (4)					Outbuilding Total		32,620

Accpt Land 54,000 **Accepted Bldg** 137,000 **Total** 191,000

Map/Lot: R13 61
Account: 770 Card: 1 of 1 Location: 771 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/04/2010
Sale Price	43,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.37	Acres-Road Frontage	3,000.00	4,110	100%		4,110
1.63	Acres-Back Land	500.00	815	100%		815
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		8,985.00 Per Acre			Land Total	44,925

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	678 Sqft	Grade C 100	Base	117,378
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	685
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Good	Basic	118,063

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	68%	100%	100%	80,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	163	C 100	7,470	Good	68%	100%	100%	5,080
1 Fr	1900	210	C 100	11,176	Good	68%	100%	100%	7,600
Enclosed Fr Porch	1900	40	C 100	1,833	Good	68%	100%	100%	1,246
Deck	1900	221	C 100	1,989	Good	68%	100%	100%	1,353
Poultry House	1900	1740	E 100	33,173	Poor	46%	50%	100%	7,630
Shed	1998	384	E 100	2,880	Fair	82%	100%	100%	2,362
1 Fr	2004	160	C 100	8,515	Good	93%	100%	100%	7,919
Shed	2005	160	C 100	1,600	Avg.	91%	100%	100%	1,456
1,356 SFLA		59.21 = $/SFLA (4)					Outbuilding Total		34,646

Accpt Land 45,000 **Accepted Bldg** 115,000 **Total** 160,000

Name: RASCHE, KARL A
RASCHE, DONNA M
Map/Lot: R13 61C
Account: 771 Card: 1 of 1 Location: 805 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/03/2016
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.01		19,915.42 Per Acre		Land Total		40,030

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	903 Sqft	Grade C 110	Base	121,172
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	124,274

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	111,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1990	720	C 110	19,705	Avg.	90%	100%	100%	17,735
Sunspace	2000	240	C 110	14,058	Avg.	87%	100%	100%	12,230
1,354 SFLA		82.60 = $/SFLA (4)					Outbuilding Total		29,965

Accpt Land 40,000 **Accepted Bldg** 142,000 **Total** 182,000

Map/Lot: R20 25
Account: 772 Card: 1 of 1 Location: 434 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1989
Sale Price	54,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.49	Acres-Road Frontage	3,000.00	4,470	100%		4,470
1.69	Acres-Back Land	500.00	845	100%		845
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.18		8,748.07 Per Acre			Land Total	45,315

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	352 Sqft	Grade D 100	Base	70,773
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,115
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1890	0	Standard	Standard	Good	Basic	69,658

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	47,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1890	32	D 100	941	Good	68%	100%	100%	640
1 Fr	1890	504	D 100	22,531	Good	68%	100%	100%	15,321
1 Fr	1890	266	D 100	11,892	Good	68%	100%	100%	8,087
(U)Basement	1890	266	D 100	3,575	Good	68%	100%	100%	2,431
1.75 Barn	1890	378	E 100	7,674	Fair	54%	100%	100%	4,144
Shed	1890	182	E 100	1,365	Fair	54%	100%	100%	737
704 SFLA		67.28 = $/SFLA (4)					Outbuilding Total		31,360

Accpt Land 45,000 **Accepted Bldg** 79,000 **Total** 124,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/15/2009
Sale Price	247,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.34	Acres-Road Frontage	3,000.00	7,020	100%		7,020
70.51	Acres-Back Land	500.00	35,255	100%		35,255
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 74.85		1,299.60 Per Acre			Land Total	97,275

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	154,896
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,974
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	Standard	Standard	Average	Basic	165,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	140,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1996	240	E 100	1,800	Avg.	85%	100%	100%	1,530
1.5 Fr	2008	500	C 100	33,790	Avg.	93%	100%	100%	31,425
(U)Basement	2008	500	C 100	8,000	Avg.	93%	100%	100%	7,440
1.5 Fr	2008	196	C 100	13,246	Avg.	93%	100%	100%	12,319
(U)Basement	2008	196	C 100	3,136	Avg.	93%	100%	100%	2,916
Open Fr Porch	2008	70	C 100	1,658	Avg.	93%	100%	100%	1,542
Open Fr Porch	2008	70	C 100	1,658	Avg.	93%	100%	100%	1,542
Deck	2012	448	C 100	4,032	Avg.	95%	100%	100%	3,830
Cover-It	2012	240	C 100	480	Avg.	95%	100%	100%	456
1,512 SFLA		92.94 = $/SFLA (4)				Outbuilding Total			63,000

Accpt Land 97,000 **Accepted Bldg** 204,000 **Total** 301,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Baselot (Frct)	110,752	19,935	100%		19,935
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.18		194,083.33 Per Acre		Land Total		34,935

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,503 Sqft	Grade C 110	Base	173,744
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,694
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1850	0	Standard	Standard	Average	Basic	185,435

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	62%	100%	100%	114,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1850	40	C 110	396	Avg.	62%	100%	100%	246
Open Fr Porch	1850	151	C 110	3,934	Avg.	62%	100%	100%	2,439
1.5 Gar	1850	576	C 110	20,016	Avg.	62%	100%	100%	12,410
Shed	1850	96	E 100	720	Avg.	62%	100%	100%	446
Deck	1991	324	C 100	2,916	Avg.	82%	100%	100%	2,391
Entry	1991	42	C 100	1,470	Avg.	82%	100%	100%	1,205
2,254 SFLA		51.01 = $/SFLA (4)				Outbuilding Total			19,137

Accpt Land 35,000 **Accepted Bldg** 134,000 **Total** 169,000

Map/Lot: R 2 4
Account: 775 Card: 1 of 1 Location: 1084 BREMEN RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Sale Data

Sale Date	10/01/1994
Sale Price	93,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
0.77	Acres-Back Land	500.00	385	100%		385
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.79		23,456.99 Per Acre			Land Total	65,445

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,126 Sqft	Grade C 110	Base	139,315
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	142,417

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	96,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1860	96	C 110	2,500	Good	68%	100%	100%	1,700
Enclosed Fr Porch	1860	108	C 110	5,445	Good	68%	100%	100%	3,703
1 Fr	1860	280	C 110	16,392	Good	68%	100%	100%	11,147
Enclosed Fr Porch	1860	30	C 110	1,512	Good	68%	100%	100%	1,028
Gar	1860	336	C 110	9,196	Good	68%	100%	100%	6,253
Shed	2003	192	C 100	1,920	Good	92%	100%	100%	1,766
1,689 SFLA		57.34 = $/SFLA (4)					Outbuilding Total		25,597

Accpt Land 65,000 **Accepted Bldg** 122,000 **Total** 187,000

Map/Lot: U 4 23
Account: 776 Card: 1 of 1 Location: 856 MAIN ST

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/05/2015
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
0.21	Acres-Back Land	500.00	105	100%		105
1.24	Acres-Wasteland/Bog	100.00	124	100%		124
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.70		26,605.29 Per Acre		Land Total		45,229

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	792 Sqft	Grade C 100	Base	101,315
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	1,770
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
1850	0	Standard	Standard	Average	Basic	103,085

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	60,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	392	C 100	20,862	Avg.	62%	100%	100%	12,934
Shed	1850	396	C 100	3,960	Avg.	62%	100%	100%	2,455
1,188 SFLA		51.11 = $/SFLA (4)				Outbuilding Total			15,389

Accpt Land 45,000 **Accepted Bldg** 76,000 **Total** 121,000

Map/Lot: R 1 43A
Account: 777 Card: 1 of 1 Location: 649 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1998
Sale Price	35,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.41	Acres-Road Frontage	3,000.00	1,230	100%		1,230
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.41		20,219.92 Per Acre		Land Total		48,730

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,320 Sqft	Grade E 100	Base	83,988
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Frost Wall	Basement	-5,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	80,975

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	72,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1991	952	E 100	17,764	Poor	69%	100%	100%	12,257
Shed	1998	408	E 100	3,060	Poor	76%	100%	100%	2,326
Shed	2000	230	E 100	1,725	Poor	79%	100%	100%	1,363
Open Fr Porch	2004	12	E 100	213	Avg.	90%	100%	100%	192
Bay Window	2004	20	E 100	1,920	Avg.	90%	100%	100%	1,728
Shed	2004	126	E 100	945	Poor	83%	100%	100%	784
Barn	2011	140	E 100	1,974	Avg.	94%	100%	100%	1,856
Shed	2011	344	E 100	2,580	Avg.	94%	100%	100%	2,425
Enclosed Fr Porch	2015	168	E 100	5,774	Avg.	97%	100%	100%	5,601
1,320 SFLA		55.21 = $/SFLA (4)				Outbuilding Total			28,532

Accpt Land 49,000 **Accepted Bldg** 101,000 **Total** 150,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 2918 1 9-02
Reference 2
Tran/Land/Bldg 1 1 34
X Coordinate 0 Y Coordinate 0
Exemption(s) 25 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manure Pit	1999	3500	E 100	34,125	Avg.	87%	100%	100%	29,689
							Outbuilding Total		29,689

Accpt Land 0 **Accepted Bldg** 30,000 **Total** 30,000

Map/Lot: R 5 49
Account: 779 Card: 1 of 1 Location: 749 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
2.75	Acres-Back Land	500.00	1,375	100%		1,375
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		13,425.00 Per Acre			Land Total	67,125

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	510 Sqft	Grade C 100	Base	61,688
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,923
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	17,927
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Fair	Basic	81,417

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	43,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	320	C 100	17,030	Fair	54%	100%	100%	9,196
(U)Attic	1900	320	C 100	2,880	Fair	54%	100%	100%	1,555
Enclosed Fr Porch	1900	112	C 100	5,133	Fair	54%	100%	100%	2,772
Att Gar	1900	432	C 100	9,063	Fair	54%	100%	100%	4,894
Shed	1900	270	E 100	2,025	Fair	54%	100%	100%	1,094
Solar Panel	2017	32	C 100	6,400	Avg.	97%	100%	100%	6,208
510 SFLA		86.21 = $/SFLA (4)					Outbuilding Total		25,719

Accpt Land 67,000 **Accepted Bldg** 70,000 **Total** 137,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1990
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
1,115	$/LF -Water Frontage	150.00	167,250	100%		167,250
11.15	Acres-Water Acreage	.00		100%		0
4.51	Acres-Road Frontage	3,000.00	13,530	100%		13,530
Total Acres 17.66		18,730.46 Per Acre		Land Total		330,780

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	200	E 100	1,500	Poor	46%	50%	100%	345
						Outbuilding Total			345

Accpt Land	331,000	**Accepted Bldg**	300	**Total**	331,300

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/06/2018
Sale Price	175,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1,650	$/LF -Water Frontage	50.00	82,500	100%		82,500
16.50	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
3.50	Acres-Back Land	500.00	1,750	100%		1,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
20.00	Acres-Under Water	.00		100%		0
Total Acres 52.00		3,254.81 Per Acre		Land Total		169,250

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,079 Sqft	Grade C 100	Base	97,989
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,395
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	Standard	Standard	Fair	Basic	103,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	55,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1860	192	E 100	1,440	Fair	54%	100%	100%	778
1,079 SFLA		51.74 = $/SFLA (4)					Outbuilding Total		778

Accpt Land 169,000 **Accepted Bldg** 57,000 **Total** 226,000

Map/Lot: R 3 8
Account: 782 Card: 1 of 1 Location: 9 LEDGES CIRCLE RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP RURAL
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	05/01/1970
Sale Price	5,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
250	$/LF -Water Frontage	100.00	25,000	100%		25,000
2.50	Acres-Water Acreage	.00		100%		0
3.53	Acres-Road Frontage	3,000.00	10,590	100%		10,590
22.07	Acres-Back Land	500.00	11,035	100%		11,035
76.00	Acres-Landlocked/Rear	200.00	15,200	100%		15,200
4.00	Acres-Under Water	.00		100%		0
Total Acres 110.10		834.01 Per Acre		Land Total		91,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1900	1188	E 100	21,268	Fair	54%	100%	100%	11,485
1.5 Barn	1900	1144	E 100	20,480	Avg.	62%	100%	100%	12,698
Shed	1900	112	E 100	840	Avg.	62%	100%	100%	521
Deck	1993	192	C 100	1,728	Avg.	83%	100%	100%	1,434
Deck	1993	192	C 100	1,728	Avg.	83%	100%	100%	1,434
						Outbuilding Total			27,572

Accpt Land 92,000 **Accepted Bldg** 28,000 **Total** 120,000

Map/Lot: R 2 9A
Account: 783 Card: 1 of 1 Location: 8 LEDGES CIRCLE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.74	Acres-Baselot (Frct)	24,803.85	43,159	50%		21,579
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.74		23,895.98 Per Acre		Land Total		41,579

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,064 Sqft	Grade C 100	Base	97,048
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,011
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,128
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
1780	0	Standard	Standard	Fair	Basic	90,909

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	49,091

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1780	636	C 100	15,060	Fair	54%	100%	100%	8,132
Shed	1780	432	C 100	4,320	Fair	54%	100%	100%	2,333
Shed	1780	216	E 100	1,620	Poor	46%	100%	100%	745
1,064 SFLA		46.14 = $/SFLA (4)					Outbuilding Total		11,210

Accpt Land 42,000 **Accepted Bldg** 60,000 **Total** 102,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/07/2017
Sale Price	171,400
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
2.00	Acres-Water Acreage	.00		100%		0
21.00	Acres-Back Land	500.00	10,500	100%		10,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 25.00		8,620.00 Per Acre		Land Total		215,500

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	528 Sqft	Grade SC100	Base	47,573
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,986
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-792
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,919
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	1996	Standard	Standard	Average	Basic	57,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	40,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1974	72	E 100	486	Poor	50%	100%	100%	243
Open Fr Porch	1974	252	E 100	4,475	Poor	50%	100%	100%	2,238
1.75 Gar	1998	576	E 100	15,474	Avg.	86%	100%	100%	13,308
528 SFLA		77.61 = $/SFLA (4)				Outbuilding Total			15,789

Accpt Land	216,000	Accepted Bldg	57,000	Total	273,000

Map/Lot: U 5 31
Account: 785 Card: 1 of 1 Location: 1068 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/01/1999
Sale Price	89,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.03	Acres-Back Land	500.00	515	100%		515
Total Acres 1.28		29,308.59 Per Acre		Land Total		37,515

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	630 Sqft	Grade C 100	Base	88,411
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,375
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	87,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	54,508

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	168	C 100	8,941	Avg.	62%	100%	100%	5,543
(U)Attic	1850	168	C 100	1,512	Avg.	62%	100%	100%	937
1 Fr	1850	50	C 100	2,661	Avg.	62%	100%	100%	1,650
(U)Basement	1850	50	C 100	800	Avg.	62%	100%	100%	496
1.5 Shed	1850	168	C 100	2,134	Avg.	62%	100%	100%	1,323
Deck	1850	70	C 100	630	Avg.	62%	100%	100%	391
1.5 Gar	1850	360	C 100	11,372	Avg.	62%	100%	100%	7,051
Shed	1850	234	E 100	1,755	Avg.	62%	100%	100%	1,088
Shed	1850	120	E 100	900	Avg.	62%	100%	100%	558
945 SFLA		57.68 = $/SFLA (4)					Outbuilding Total		19,037

Accpt Land 38,000 **Accepted Bldg** 74,000 **Total** 112,000

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION SHORELAND GD
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.80	Acres-Road Frontage	3,000.00	2,400	100%		2,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.80		15,142.86 Per Acre		Land Total		42,400

Dwelling Description — Replacement Cost New

Cape Cod	One Story	751 Sqft	Grade C 100	Base	76,653
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,119
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,195
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	Standard	Standard	Fair	Basic	90,967

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	49,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	112	C 100	5,133	Fair	54%	100%	100%	2,772
Deck	1900	24	C 100	216	Fair	54%	100%	100%	117
1.5 Shed	1900	360	E 100	3,429	Fair	54%	100%	100%	1,852
Canopy	1900	160	E 100	1,056	Fair	54%	100%	100%	570
751 SFLA		65.41 = $/SFLA (4)					Outbuilding Total		5,311

Accpt Land 42,000 **Accepted Bldg** 54,000 **Total** 96,000

Map/Lot: R 3 53-11
Account: 787 Card: 1 of 1 Location: 261 CRYSTAL COVE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/20/2015
Sale Price	137,400
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Baselot (Frct)	14,935.62	14,488	100%		14,488
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.97		35,554.64 Per Acre		Land Total		34,488

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 110	Base	104,098
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,770
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	108,970

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	99,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2005	30	C 110	781	Avg.	91%	100%	100%	711
Deck	2008	96	C 110	950	Avg.	93%	100%	100%	884
Deck	2008	48	C 110	475	Avg.	93%	100%	100%	442
1,080 SFLA		91.82 = $/SFLA (4)				Outbuilding Total			2,037

Accpt Land 34,000 **Accepted Bldg** 101,000 **Total** 135,000

Map/Lot: R 3 53-27
Account: 788 Card: 1 of 1 Location: 27 CRYSTAL COVE RD

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND RP RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1997
Sale Price	83,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 13 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
640	$/LF -Water Frontage	50.00	32,000	30%	Topography	9,600
3.91	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
7.09	Acres-Under Water	.00		100%		0
Total Acres 13.00		4,969.23 Per Acre		Land Total		64,600

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,344 Sqft	Grade C 100	Base	113,474
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Poor	Basic	103,340

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	67,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1987	720	C 100	17,914	Avg.	79%	100%	100%	14,152
Deck	1989	160	C 100	1,440	Avg.	80%	100%	100%	1,152
Deck	1989	366	C 100	3,294	Avg.	80%	100%	100%	2,635
Shed	2005	288	C 100	2,880	Avg.	91%	100%	100%	2,621
Entry	2012	100	C 100	3,500	Avg.	95%	100%	100%	3,325
1,344 SFLA		49.98 = $/SFLA (4)				Outbuilding Total			23,885

Accpt Land 65,000 **Accepted Bldg** 91,000 **Total** 156,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/01/2001
Sale Price	11,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.07	Acres-Back Land	500.00	535	100%		535
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.07		12,552.12 Per Acre			Land Total	38,535

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,484 Sqft	Grade C 110	Base	134,383
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	136,451

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	120,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2001	132	C 110	3,439	Avg.	88%	100%	100%	3,026
(U)Basement	2001	132	C 110	2,323	Avg.	88%	100%	100%	2,044
Deck	2001	70	C 110	693	Avg.	88%	100%	100%	610
Deck	2001	449	C 110	4,445	Avg.	88%	100%	100%	3,912
Shed	2001	64	E 100	480	Avg.	88%	100%	100%	422
Att Gar	2010	832	C 110	19,201	Avg.	94%	100%	100%	18,049
1,484 SFLA		80.91 = $/SFLA (4)					Outbuilding Total		28,063

Accpt Land 39,000 **Accepted Bldg** 148,000 **Total** 187,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/20/2018
Sale Price	117,600
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.15	Acres-Road Frontage	3,000.00	450	100%		450
1.01	Acres-Back Land	500.00	505	100%		505
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.16		12,327.53 Per Acre			Land Total	38,955

Dwelling Description — **Replacement Cost New**

Doublewide	One Story	1,144 Sqft	Grade E 75	Base	56,843
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,852
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	53,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	46,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1999	80	C 100	720	Avg.	87%	100%	100%	626
Enclosed Fr Porch	1999	120	C 100	5,500	Avg.	87%	100%	100%	4,785
Gar	1999	624	C 100	15,525	Avg.	87%	100%	100%	13,507
1,144 SFLA		40.74 = $/SFLA (4)					Outbuilding Total		18,918

Accpt Land 39,000 **Accepted Bldg** 66,000 **Total** 105,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Right-Of-Way

Sale Data

Sale Date	07/17/2014
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.04		18,686.27 Per Acre		Land Total		38,120

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	825 Sqft	Grade B 100	Base	106,177
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	2,265
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	19,134
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	Standard	Standard	Average	Open	127,576

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	50%	100%	61,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2015	192	C 100	1,920	Avg.	97%	100%	100%	1,862
Open Fr Porch	2015	64	C 100	1,516	Avg.	97%	100%	100%	1,471
1 Fr	2017	380	B 100	26,696	Avg.	97%	50%	100%	12,948
(U)Basement	2017	380	B 100	8,026	Avg.	97%	100%	100%	7,785
Deck	2017	250	B 100	2,970	Avg.	97%	100%	100%	2,881
825 SFLA		75.00 = $/SFLA (4)				Outbuilding Total			26,947

Accpt Land 38,000 **Accepted Bldg** 89,000 **Total** 127,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	06/15/2017
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.03	Acres-Back Land	500.00	515	100%		515
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.03		12,711.22 Per Acre		Land Total		38,515

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,188 Sqft	Grade E 75	Base	58,380
Exterior	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 Space	Basement	-3,147
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	56,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	55,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1999	96	C 100	960	Avg.	87%	100%	100%	835
Shed	1999	64	E 100	480	Avg.	87%	100%	100%	418
Canopy	1999	64	E 100	422	Avg.	87%	100%	100%	367
1.75 Gar	2008	1120	C 100	40,118	Avg.	93%	100%	100%	37,310
Gar	2017	336	C 100	8,360	Avg.	97%	100%	100%	8,109
1,188 SFLA		46.39 = $/SFLA (4)					Outbuilding Total		47,039

Accpt Land 39,000 **Accepted Bldg** 102,000 **Total** 141,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way
	11
	9909
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	09/12/2008
Sale Price	36,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.22	Acres-Road Frontage	3,000.00	660	100%		660
1.39	Acres-Back Land	500.00	695	100%		695
Total Acres 3.61		5,361.50 Per Acre		Land Total		19,355

Accpt Land	19,000	**Accepted Bldg**	0	**Total**	19,000

Map/Lot: R 2 73A
Account: 794 Card: 1 of 1 Location: 812 DUTCH NECK RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Below Street		
Utilities	Drilled Well		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	07/06/2005
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Baselot (Frct)	35,802.84	36,877	50%		18,438
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 1.03		37,318.45 Per Acre		Land Total		38,438

Accpt Land 38,000 **Accepted Bldg** 0 **Total** 38,000

Map/Lot: U 4 107
Account: 795 Card: 1 of 1 Location: 27 OAK ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/01/1988
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
2.43	Acres-Back Land	500.00	1,215	100%		1,215
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 2.93		13,042.66 Per Acre		Land Total		38,215

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	858 Sqft	Grade B 100	Base	157,749
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,241
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	Standard	Standard	Average	Basic	163,907

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	101,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1951	21	B 100	656	Avg.	62%	100%	100%	407
Enclosed Fr Porch	1951	128	B 100	7,743	Avg.	62%	100%	100%	4,801
Gar	1951	380	E 100	7,090	Avg.	62%	100%	100%	4,396
1,502 SFLA		67.66 = $/SFLA (4)					Outbuilding Total		9,604

Accpt Land 38,000 **Accepted Bldg** 111,000 **Total** 149,000

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND BL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/1975
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
155	$/LF -Water Frontage	150.00	23,250	100%		23,250
1.55	Acres-Water Acreage	.00		100%		0
0.25	Acres-Road Frontage	3,000.00	750	100%		750
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.67	Acres-Back Land	500.00	835	100%		835
Total Acres 3.72		26,837.37 Per Acre		Land Total		99,835

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 110	Base	95,076
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1850	0	Standard	Standard	Average	Basic	95,076

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	58,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	70	C 110	3,529	Avg.	62%	100%	100%	2,188
Enclosed Fr Porch	1850	144	C 110	7,260	Avg.	62%	100%	100%	4,501
Shed	1850	144	C 110	1,584	Avg.	62%	100%	100%	982
Deck	1850	276	C 110	2,732	Avg.	62%	100%	100%	1,694
Green House Framed	1982	96	C 100	1,883	Avg.	76%	100%	100%	1,431
Green House Framed	1992	128	C 100	2,510	Avg.	82%	100%	100%	2,058
Shed	1850	160	E 100	1,200	Avg.	62%	100%	100%	744
Shed	1992	320	E 100	2,400	Avg.	82%	100%	100%	1,968
Canopy	1993	200	C 100	1,760	Avg.	83%	100%	100%	1,461
924 SFLA		63.80 = $/SFLA (4)					Outbuilding Total		17,027

Accpt Land 100,000 **Accepted Bldg** 76,000 **Total** 176,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/07/2008
Sale Price	152,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.25		18,111.11 Per Acre		Land Total		40,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,192 Sqft	Grade C 110	Base	115,584
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,954
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Standard	Standard	Average	Basic	121,636

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	81,496

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1968	108	C 110	5,445	Avg.	67%	100%	100%	3,648
Gar	1968	572	C 110	15,654	Avg.	67%	100%	100%	10,488
1,192 SFLA		68.37 = $/SFLA (4)				Outbuilding Total			14,136

Accpt Land	41,000	**Accepted Bldg**	96,000	**Total**	137,000

Map/Lot: R15 8
Account: 798 Card: 1 of 2 Location: 547 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.05	Acres-Road Frontage	3,000.00	9,150	100%		9,150
0.50	Acres-Back Land	500.00	250	100%		250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 5.55		11,063.06 Per Acre		Land Total		61,400

Dwelling Description

					Replacement Cost New
Cape Cod	One Story	600 Sqft	Grade C 100	Base	67,277
Exterior	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	-2,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,000
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	71,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	44,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	384	C 100	20,436	Avg.	62%	100%	100%	12,670
1 Fr	1850	285	C 100	15,168	Avg.	62%	100%	100%	9,404
Enclosed Fr Porch	1850	70	C 100	3,208	Avg.	62%	100%	100%	1,989
1.5 Gar	1850	576	C 100	18,196	Avg.	62%	100%	100%	11,282
1.75 Gar	1994	576	E 100	15,474	Avg.	84%	100%	100%	12,998
Shed	1998	336	E 100	2,520	Avg.	86%	100%	100%	2,167
Shed	1998	288	E 100	2,160	Avg.	86%	100%	100%	1,858
Gar	1997	672	E 100	12,539	Avg.	86%	100%	100%	10,784
600 SFLA		74.13 = $/SFLA (4)				Outbuilding Total			63,152

Accpt Land 61,000 **Accepted Bldg** 108,000 **Total** 169,000

Map/Lot: R15 8
Account: 798 Card: 2 of 2 Location: 547 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,242 Sqft	Grade E 100	Base	80,355
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,024
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	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	Standard	Standard	Average	Basic	74,741

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	62,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	288	C 100	2,592	Avg.	86%	100%	100%	2,229
1,242 SFLA		50.55 = $/SFLA (4)					Outbuilding Total		2,229

Accpt Land 0 **Accepted Bldg** 65,000 **Total** 65,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	61,000	108,000	169,000	61,000	108,000	169,000
2	0	65,000	65,000	0	65,000	65,000
TOTAL	61,000	173,000	234,000	61,000	173,000	234,000

Map/Lot: U 9 4B
Account: 799 Card: 1 of 1 Location: 1495 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Sale Data

Sale Date	06/01/1987
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	ROUTE 1 COM B SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 6
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Baselot (Frct)	155,589	66,903	100%		66,903
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.43		248,611.63 Per Acre		Land Total		106,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dining 8	1955	640	D 100	58,061	Avg.	62%	100%	100%	35,998
Basement 8	1955	640	D 100	13,263	Avg.	62%	100%	100%	8,223
Entry	1955	120	D 100	3,528	Avg.	62%	100%	100%	2,187
Dining 8	2005	160	D 100	14,515	Avg.	91%	100%	100%	13,209
Deck	2005	64	D 100	484	Avg.	91%	100%	100%	440
Entry	2005	42	D 100	1,235	Avg.	91%	100%	100%	1,124
Patio	2005	144	D 100	585	Avg.	91%	100%	100%	532
						Outbuilding Total			61,713

Accpt Land 107,000 **Accepted Bldg** 62,000 **Total** 169,000

Map/Lot: U 9 4
Account: 800 Card: 1 of 1 Location: 1519 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/1974
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2 C N BROWN BIG APPLE
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Baselot (Frct)	153,105	67,366	100%		67,366
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.44		244,013.64 Per Acre		Land Total		107,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Convenience Store 12	1995	1500	C 100	232,890	Avg.	84%	100%	100%	195,628
Concrete Pad	1995	269	C 100	2,690	Avg.	84%	100%	100%	2,260
Canopy Metal Dec	1995	1824	C 100	40,128	Avg.	84%	100%	100%	33,708
Loading Rack	2009	1	C 100	2,410	Avg.	93%	100%	100%	2,241
Convenience Store 12	2013	200	C 100	31,052	Avg.	96%	100%	100%	29,810
							Outbuilding Total		263,647

Accpt Land 107,000 **Accepted Bldg** 264,000 **Total** 371,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	08/01/1966
Sale Price	500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Baselot (Frct)	87,649.86	7,888	20%		1,578
Total Acres 0.09		17,533.33 Per Acre			Land Total	1,578

Accpt Land	2,000	**Accepted Bldg**	0	**Total**	2,000

Map/Lot: R15 41
Account: 802 Card: 1 of 1 Location: 694 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1963
Sale Price	750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
13.16	Acres-Back Land	500.00	6,580	100%		6,580
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.16		2,431.11 Per Acre		Land Total		46,580

Dwelling Description **Replacement Cost New**

Ranch	One Story	640 Sqft	Grade C 100	Base	70,455
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	72,335

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	44,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1935	30	C 100	1,050	Avg.	62%	100%	100%	651
1 Fr	2002	320	C 100	17,030	Avg.	89%	100%	100%	15,157
(U)Basement	2002	320	C 100	5,120	Avg.	89%	100%	100%	4,557
Gar	2010	400	C 100	9,952	Avg.	94%	100%	100%	9,355
Cover-It	2012	240	E 100	360	Avg.	95%	100%	100%	342
640 SFLA		70.08 = $/SFLA (4)				Outbuilding Total			30,062

Accpt Land 47,000 **Accepted Bldg** 75,000 **Total** 122,000

Map/Lot: R14 12B
Account: 803 Card: 1 of 1 Location: 646 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	06/07/2012
Sale Price	42,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.81	Acres-Road Frontage	3,000.00	2,430	100%		2,430
10.86	Acres-Back Land	500.00	5,430	100%		5,430
Total Acres 13.67		2,038.04 Per Acre		Land Total		27,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2015	256	E 100	4,777	Avg.	97%	100%	100%	4,634
Cover-It	2017	240	C 100	480	Avg.	97%	200%	100%	932
						Outbuilding Total			5,566

Accpt Land 28,000 **Accepted Bldg** 6,000 **Total** 34,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/10/2008
Sale Price	35,818
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Baselot (Frct)	55,545.60	30,550	45%		13,748
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.55		61,360.00 Per Acre		Land Total		33,748

Dwelling Description **Replacement Cost New**

Doublewide	One Story	880 Sqft	Grade E 75	Base	47,623
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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
1989	0	Standard	Standard	Average	Basic	43,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	35,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1986	480	E 100	8,956	Fair	72%	100%	100%	6,448
Shed	1986	100	E 100	750	Fair	72%	100%	100%	540
Shed	1994	288	E 100	2,160	Fair	78%	100%	100%	1,685
Shed	1970	96	E 100	720	Poor	46%	50%	100%	166
880 SFLA		39.90 = $/SFLA (4)				Outbuilding Total			8,839

Accpt Land 34,000 **Accepted Bldg** 44,000 **Total** 78,000

Map/Lot: U 3 8
Account: 805 Card: 1 of 1 Location: 211 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/03/2015
Sale Price	52,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.18	Acres-Road Frontage	3,000.00	540	100%		540
0.13	Acres-Back Land	500.00	65	100%		65
Total Acres 0.56		67,151.79 Per Acre		Land Total		37,605

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,666 Sqft	Grade D 100	Base	164,271
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,197
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Standard	Standard	Poor	Basic	170,966

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	46%	60%	100%	47,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1930	13	D 100	1,398	Poor	46%	300%	100%	1,929
Deck	1930	32	D 100	242	Poor	46%	60%	100%	67
Canopy	1930	516	D 100	3,814	Poor	46%	60%	100%	1,052
Att Gar	1930	1032	D 100	18,187	Poor	46%	60%	100%	5,020
Gar	1930	704	D 100	14,713	Poor	46%	60%	100%	4,061
2,666 SFLA		17.70 = $/SFLA (4)				Outbuilding Total			12,129

Accpt Land 38,000 **Accepted Bldg** 59,000 **Total** 97,000

Map/Lot: U 4 106
Account: 806 Card: 1 of 1 Location: 8 OAK ST

Neighborhood 4 Village .5

Sale Data

Sale Date	12/01/1959
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 2
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.55	Acres-Road Frontage	3,000.00	1,650	100%		1,650
Total Acres 1.05		38,714.29 Per Acre		Land Total		40,650

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	689 Sqft	Grade C 100	Base	93,190
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,541
Rooms	9				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	99,431

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	58,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	156	C 100	8,302	Avg.	62%	100%	100%	5,147
2 Fr	1880	252	C 100	21,725	Avg.	62%	100%	100%	13,470
Enclosed Fr Porch	1880	184	C 100	8,433	Avg.	62%	100%	100%	5,228
Gar	1880	594	C 100	14,779	Avg.	62%	100%	100%	9,163
(F) Gar	1880	594	C 100	29,700	Avg.	62%	100%	100%	18,414
Deck	1880	110	C 100	990	Avg.	62%	100%	100%	614
1,034 SFLA		56.64 = $/SFLA (4)					Outbuilding Total		52,036

Accpt Land 41,000 **Accepted Bldg** 111,000 **Total** 152,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Septic System
Street	Right-Of-Way

Sale Data

Sale Date	07/01/1978
Sale Price	14,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 3 10		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Baselot (Frct)	145,308	30,515	125%		38,143
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.21		257,823.81 Per Acre		Land Total		54,143

Dwelling Description

					Replacement Cost New
Ranch	One Story	688 Sqft	Grade SC100	Base	55,099
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,891
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,032
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1965	0	Standard	Standard	Average	Basic	50,176

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	100%	100%	32,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1978	192	C 100	8,799	Avg.	73%	100%	100%	6,423
Open Fr Porch	1978	48	C 100	1,137	Avg.	73%	100%	100%	830
688 SFLA		47.40 = $/SFLA (4)				Outbuilding Total			7,253

Accpt Land	54,000	**Accepted Bldg**	40,000	**Total**	94,000

Map/Lot: R 8 54
Account: 808 Card: 1 of 2 Location: 2731 FRIENDSHIP RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
4.00	Acres-Back Land	500.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 7.00		8,500.00 Per Acre		Land Total		59,500

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 110	Base	104,098
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Standard	Standard	Good	Basic	108,196

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	73,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	1940	528	E 100	12,510	Fair	54%	100%	100%	6,755
2 Shed	1940	984	E 100	11,956	Poor	46%	50%	100%	2,750
Shed	1940	144	E 100	1,080	Poor	46%	50%	100%	248
Shed	1940	80	E 100	600	Poor	46%	50%	100%	138
Shed	1940	192	E 100	1,440	Poor	46%	50%	100%	331
Enclosed Fr Porch	1999	156	C 100	7,149	Avg.	87%	100%	100%	6,220
1,080 SFLA		68.12 = $/SFLA (4)				Outbuilding Total			16,442

Accpt Land 60,000 **Accepted Bldg** 90,000 **Total** 150,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Dwelling Description				Replacement Cost New	
Modular Home	One Story	1,248 Sqft	Grade C 110	Base	118,264
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,045
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	123,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	112,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2005	624	C 110	14,401	Avg.	91%	100%	100%	13,105
Deck	2005	120	C 110	1,188	Avg.	91%	100%	100%	1,081
Deck	2006	120	C 110	1,188	Avg.	91%	100%	100%	1,081
1,248 SFLA		89.99 = $/SFLA (4)					Outbuilding Total		15,267

Accpt Land 0 **Accepted Bldg** 128,000 **Total** 128,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	60,000	90,000	150,000	60,000	90,000	150,000
2	0	128,000	128,000	0	128,000	128,000
TOTAL	60,000	218,000	278,000	60,000	218,000	278,000

Map/Lot: R20 7
Account: 809 Card: 1 of 2 Location: 59 SIMON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1989 MARLETTE 27 X 52
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
16.00	Acres-Back Land	500.00	8,000	100%		8,000
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 29.00		3,103.45 Per Acre			Land Total	90,000

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade C 100	Base	117,199
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1989	0	Standard	Standard	Average	Basic	117,199

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	93,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1989	360	C 100	8,525	Avg.	80%	100%	100%	6,820
Deck	1989	456	C 100	4,104	Avg.	80%	100%	100%	3,283
Gar	1970	672	E 100	12,539	Avg.	68%	100%	100%	8,527
Open Shed	1970	280	E 100	1,680	Avg.	68%	100%	100%	1,142
Open Shed	1970	224	E 100	1,344	Avg.	68%	100%	100%	914
1,404 SFLA		66.78 = $/SFLA (4)				Outbuilding Total			20,686

Accpt Land 90,000 **Accepted Bldg** 114,000 **Total** 204,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1989 MARLETTE 27 X 52
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Gambrel	One & 3/4 Story	576 Sqft	Grade E 100	Base	71,426
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
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
1985	1998	Standard	Standard	Average	Basic	68,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	53,172

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	1985	240	E 100	1,584	Avg.	78%	100%	100%	1,236
Gar	1989	1104	E 100	20,601	Avg.	80%	100%	100%	16,481
Gar	2000	576	E 100	10,748	Avg.	87%	100%	100%	9,351
Shed	2001	288	E 100	2,160	Avg.	88%	100%	100%	1,901
1,008 SFLA		52.75 = $/SFLA (4)					Outbuilding Total		28,969

Accpt Land 0 **Accepted Bldg** 82,000 **Total** 82,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	90,000	114,000	204,000	90,000	114,000	204,000
2	0	82,000	82,000	0	82,000	82,000
TOTAL	90,000	196,000	286,000	90,000	196,000	286,000

Name: PERCIVAL, CHRISTOPHER R
PERCIVAL, ANGELA B
Map/Lot: R 9 24A
Account: 810 Card: 1 of 1 Location: 844 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170
	171
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Sale Data

Sale Date	08/01/1999
Sale Price	63,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.27	Acres-Baselot (Frct)	30,920.10	39,269	50%		19,634
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.27		31,207.87 Per Acre		Land Total		39,634

Dwelling Description / **Replacement Cost New**

Bi Level	One Story	1,008 Sqft	Grade C 100	Base	92,610
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	11,505
Heating	100% Electric	Cooling	0% None	Heat	-343
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	106,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	77,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1978	46	C 100	1,591	Avg.	73%	100%	100%	1,161
Deck	1978	112	C 100	1,008	Avg.	73%	100%	100%	736
1,008 SFLA		77.19 = $/SFLA (4)				Outbuilding Total			1,897

Accpt Land 40,000 **Accepted Bldg** 80,000 **Total** 120,000

Map/Lot: R 9 30
Account: 811 Card: 1 of 1 Location: 880 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/27/2012
Sale Price	83,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	21 70 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.43	Acres-Baselot (Frct)	28,455.64	40,692	50%		20,346
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.43		28,213.99 Per Acre		Land Total		40,346

Dwelling Description **Replacement Cost New**

Ranch	One Story	792 Sqft	Grade D 100	Base	65,863
Exterior	Tempered Hardboard	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	991
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,326
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	Standard	Standard	Fair	Basic	70,180

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	90%	100%	34,107

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1959	334	D 100	14,931	Fair	54%	90%	100%	7,257
Deck	1959	28	D 100	212	Fair	54%	90%	100%	103
Gar	1959	576	D 100	12,038	Fair	54%	90%	100%	5,851
Shed	1959	64	E 100	480	Fair	54%	100%	100%	259
Deck	2000	24	D 100	181	Fair	83%	100%	100%	150
Deck	2000	204	D 100	1,542	Fair	83%	100%	100%	1,280
Deck	2012	240	D 100	1,814	Avg.	95%	100%	100%	1,723
792 SFLA		43.06 = $/SFLA (4)					Outbuilding Total		16,623

Accpt Land	40,000	**Accepted Bldg**	51,000	**Total**	91,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1989
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
19.00	Acres-Back Land	500.00	9,500	100%		9,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 21.00		2,357.14 Per Acre		Land Total		49,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	600 Sqft	Grade C 100	Base	84,321
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1780	0	Standard	Standard	Average	Basic	84,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	52,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1780	560	C 100	37,845	Avg.	62%	100%	100%	23,464
1.5 Gar	1780	396	E 100	9,382	Avg.	62%	100%	100%	5,817
Shed	1780	240	E 100	1,800	Avg.	62%	100%	100%	1,116
Shed	1977	144	E 100	1,080	Avg.	73%	200%	100%	1,576
Cabin	1977	480	C 100	18,096	Avg.	73%	100%	100%	13,210
Deck	2003	144	C 100	1,296	Avg.	89%	100%	100%	1,153
1.5 Gar	2006	1344	C 100	42,457	Avg.	91%	100%	100%	38,636
900 SFLA		58.09 = $/SFLA (4)				Outbuilding Total			84,972

Accpt Land 50,000 **Accepted Bldg** 137,000 **Total** 187,000

Map/Lot: R 7 56B
Account: 813 Card: 1 of 1 Location: 92 GEORGE LUCE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/17/2016
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
3.30	Acres-Back Land	500.00	1,650	100%		1,650
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.30		12,575.47 Per Acre		Land Total		66,650

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,012 Sqft	Grade C 100	Base	93,787
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-344
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Standard	Standard	Poor	Basic	97,168

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	51%	30%	100%	14,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1975	1	C 100	2,000	Poor	51%	30%	100%	306
Overhang	1975	44	C 100	1,522	Poor	51%	30%	100%	233
1 Fr	1980	320	C 100	17,030	Poor	57%	100%	100%	9,707
Gar	1980	884	C 100	21,994	Avg.	75%	100%	100%	16,496
Deck	1988	594	C 100	5,346	Avg.	80%	100%	100%	4,277
1.5 Barn	1996	576	C 100	13,749	Avg.	85%	100%	100%	11,687
1,012 SFLA		14.69 = $/SFLA (4)				Outbuilding Total			42,706

Accpt Land 67,000 **Accepted Bldg** 58,000 **Total** 125,000

Map/Lot: R17 54- 7
Account: 814 Card: 1 of 1 Location: 69 PINE RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1988
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.33	Acres-Baselot (Frct)	11,974.77	15,926	100%		15,926
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.33		27,012.03 Per Acre			Land Total	35,926

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	896 Sqft	Grade C 110	Base	136,550
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	995
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-3,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	139,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	110,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	225	C 110	2,228	Avg.	79%	100%	100%	1,760
Green House Framed	1986	45	C 110	970	Avg.	79%	100%	100%	766
Shed	1986	32	C 110	352	Avg.	79%	100%	100%	278
1 Fr	1990	168	C 110	9,835	Avg.	79%	100%	100%	7,770
(U)Basement	1990	168	C 110	2,957	Avg.	79%	100%	100%	2,336
Gar	1990	540	C 110	14,778	Avg.	79%	100%	100%	11,675
Shed	1986	156	E 100	1,170	Avg.	79%	100%	100%	924
1,568 SFLA		70.28 = $/SFLA (4)					Outbuilding Total		25,509

Accpt Land 36,000 **Accepted Bldg** 136,000 **Total** 172,000

Map/Lot: R 3 53- 8
Account: 815 Card: 1 of 1 Location: 190 CRYSTAL COVE RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities Septic System
Street Right-Of-Way

Sale Data

Sale Date	07/01/1977
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.08	Acres-Baselot (Frct)	46,179.11	49,873	120%		59,848
1	$/LF -Water Frontage	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.08		70,322.22 Per Acre		Land Total		75,948

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 100	Base	78,483
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,791
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,536
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,840
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	Standard	Standard	Average	Basic	74,996

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	55,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1979	200	C 100	4,736	Avg.	74%	100%	100%	3,505
Deck	1979	284	C 100	2,556	Avg.	74%	100%	100%	1,891
768 SFLA		72.26 = $/SFLA (4)				Outbuilding Total			5,396

Accpt Land 76,000 **Accepted Bldg** 61,000 **Total** 137,000

Map/Lot: R19 22C
Account: 816 Card: 1 of 1 Location: 1279 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	07/10/2018
Sale Price	34,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
69.30	Acres-Back Land	500.00	34,650	100%		34,650
14.00	Acres-Under Water	.00		100%		0
Total Acres 85.30		640.68 Per Acre		Land Total		54,650

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

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 09/01/1988
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
Total Acres 0.60		62,166.67 Per Acre		Land Total		37,300

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,224 Sqft	Grade C 110	Base	116,625
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,006
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	6,732
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	Standard	Average	Basic	129,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	88,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1970	48	C 110	1,251	Avg.	68%	100%	100%	851
Att Gar	1970	621	C 110	14,332	Avg.	68%	100%	100%	9,746
1,224 SFLA		71.92 = $/SFLA (4)					Outbuilding Total		10,597

Accpt Land 37,000 **Accepted Bldg** 99,000 **Total** 136,000

Map/Lot: R 7 51
Account: 818 Card: 1 of 1 Location: 1679 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/14/2015
Sale Price	295,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
430	$/LF -Water Frontage	150.00	64,500	50%		32,250
4.30	Acres-Water Acreage	.00		100%		0
2.60	Acres-Road Frontage	3,000.00	7,800	100%		7,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.90		23,601.12 Per Acre		Land Total		210,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,388 Sqft	Grade B 100	Base	194,451
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-6,907
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	4			Fireplace	7,788
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1752	0	Standard	Standard	Good	Basic	197,814

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	134,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1752	990	B 100	31,193	Good	68%	100%	100%	21,211
(U)Basement	1752	990	B 100	20,909	Good	68%	100%	100%	14,218
2 Shed	1752	30	B 100	642	Good	68%	100%	100%	437
Deck	1752	48	B 100	570	Good	68%	100%	100%	388
Open Shed	1995	60	C 100	480	Good	88%	100%	100%	422
1 Fr	2006	254	B 100	17,844	Good	94%	100%	100%	16,773
Deck	2006	659	B 100	7,829	Good	94%	100%	100%	7,359
Sunspace	2006	256	B 100	17,994	Good	94%	100%	100%	16,914
2,082 SFLA		64.61 = $/SFLA (4)				Outbuilding Total			77,722

Accpt Land 210,000 **Accepted Bldg** 212,000 **Total** 422,000

Map/Lot: R21 31
Account: 819 Card: 1 of 2 Location: 110 ROBINSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
62.26	Acres-Back Land	500.00	31,130	100%		31,130
22.00	Acres-Wasteland/Bog	100.00	2,200	100%		2,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 96.26		1,052.67 Per Acre			Land Total	101,330

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 110	Base	100,932
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,787
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	103,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	70,228

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	480	C 110	28,101	Good	68%	100%	100%	19,109
(U)Attic	1850	480	C 110	4,752	Good	68%	100%	100%	3,231
Open Fr Porch	1850	128	C 110	3,334	Good	68%	100%	100%	2,267
Deck	1850	108	C 110	1,069	Good	68%	100%	100%	727
Shed	1850	180	C 110	1,980	Good	68%	100%	100%	1,346
Open Fr Porch	1850	266	C 110	6,929	Good	68%	100%	100%	4,712
Bay Window	1850	18	C 110	2,534	Good	68%	100%	100%	1,723
1 Fr	1850	66	C 110	3,864	Good	68%	100%	100%	2,628
Shed	1850	204	C 110	2,244	Good	68%	100%	100%	1,526
Canopy	1850	187	C 110	1,811	Good	68%	100%	100%	1,231
1,008 SFLA		69.67 = $/SFLA (4)					Outbuilding Total		38,500

Accpt Land 101,000 **Accepted Bldg** 109,000 **Total** 210,000

Map/Lot: R21 31
Account: 819 Card: 2 of 2 Location: 110 ROBINSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sunspace	1985	130	C 100	6,922	Avg.	78%	100%	100%	5,399
Shed	1990	120	C 100	1,200	Avg.	81%	100%	100%	972
Open Shed	2008	250	C 100	2,000	Avg.	93%	100%	100%	1,860
1.5 Gar	2009	1080	C 100	34,117	Avg.	93%	100%	100%	31,729
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,008 SFLA		69.67 = $/SFLA (4)				Outbuilding Total			40,298

Accpt Land 0 **Accepted Bldg** 40,000 **Total** 40,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	101,000	109,000	210,000	101,000	109,000	210,000
2	0	40,000	40,000	0	40,000	40,000
TOTAL	101,000	149,000	250,000	101,000	149,000	250,000

Map/Lot: R 3 40
Account: 820 Card: 1 of 1 Location: 620 SPRAGUE RD

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	4 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	8

Sale Data

Sale Date	08/01/2002
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	48,735.14	48.735	20%		9,747
2.00	Acres-Under Water	.00		100%		0
Total Acres 3.00		3,249.00 Per Acre		Land Total		9,747

Accpt Land	10,000	**Accepted Bldg**	0	**Total**	10,000

Map/Lot: R14 32
Account: 821 Card: 1 of 1 Location: 311 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/11/2011
Sale Price	118,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.69	Acres-Baselot (Frct)	11,251.24	19,015	100%		19,015
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.69		20,718.93 Per Acre		Land Total		35,015

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,436 Sqft	Grade D 100	Base	100,116
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,095
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	2010	Standard	Standard	Average	Basic	91,021

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1950	16	D 100	318	Avg.	62%	100%	100%	197
Shed	1950	168	E 100	1,260	Fair	54%	100%	100%	680
Deck	2010	160	D 100	1,210	Avg.	94%	100%	100%	1,137
Shed	2013	96	E 100	720	Fair	94%	100%	100%	677
1,436 SFLA		39.30 = $/SFLA (4)				Outbuilding Total			2,691

Accpt Land 35,000 **Accepted Bldg** 59,000 **Total** 94,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/13/2015
Sale Price	8,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Baselot (Frct)	15,196.59	16,716	100%		16,716
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.10		33,378.18 Per Acre		Land Total		36,716

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,117 Sqft	Grade E 100	Base	94,456
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,873
Rooms	9				
Bedrooms	6	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	0	Standard	Standard	Poor	Basic	96,329

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	44,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	182	E 100	6,256	Poor	46%	100%	100%	2,878
Deck	1860	42	E 100	284	Poor	46%	100%	100%	131
1 Fr	1860	173	E 100	6,905	Poor	46%	100%	100%	3,176
Shed	1860	240	E 100	1,800	Poor	46%	100%	100%	828
Gar	1860	600	E 100	11,196	Fair	54%	100%	100%	6,046
1,676 SFLA		26.44 = $/SFLA (4)					Outbuilding Total		13,059

Accpt Land 37,000 **Accepted Bldg** 57,000 **Total** 94,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1981
Sale Price	3,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.90		14,724.14 Per Acre		Land Total		42,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,344 Sqft	Grade C 100	Base	145,284
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	148,104

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	90%	100%	106,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1988	1	C 100	2,000	Avg.	80%	100%	100%	1,600
Open Fr Porch	1988	200	C 100	4,736	Avg.	80%	100%	100%	3,789
Shed	1988	48	E 100	360	Fair	73%	100%	100%	263
1.5 Barn	1996	400	E 100	7,161	Avg.	85%	100%	100%	6,087
2,016 SFLA		52.89 = $/SFLA (4)				Outbuilding Total			11,739

Accpt Land 43,000 **Accepted Bldg** 118,000 **Total** 161,000

Map/Lot: R14 31
Account: 824 Card: 1 of 1 Location: 285 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/22/2008
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	17,488.45	15,740	100%		15,740
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.90		39,711.11 Per Acre			Land Total	35,740

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	825 Sqft	Grade C 100	Base	82,058
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,110
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,495
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	0	Standard	Standard	Fair	Basic	93,443

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	50,459

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1700	300	C 100	15,966	Fair	54%	100%	100%	8,622
Shed	2010	240	C 100	2,400	Avg.	94%	100%	100%	2,256
825 SFLA		61.16 = $/SFLA (4)					Outbuilding Total		10,878

Accpt Land 36,000 **Accepted Bldg** 61,000 **Total** 97,000

Map/Lot: R 7 40
Account: 825 Card: 1 of 3 Location: 234 GLENHURST LN

Neighborhood 16	River Tidal 2
Tree Growth	1981
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	TREE GROWTH 1981
Reference 2	TREE GROWTH 1981
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
400	$/LF -Water Frontage	150.00	60,000	100%		60,000
4.00	Acres-Water Acreage	.00		100%		0
2.00	Acres-Baselot (Frct)	75,000.00	150,000	33%		49,500
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
9.00	Acres-Back Land	500.00	4,500	100%		4,500
Total Acres 29.00		15,310.34 Per Acre		Land Total		444,000

Dwelling Description

				Replacement Cost New	
Colonial	Two & 1/2 Story	1,689 Sqft	Grade B 100	Base	349,449
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 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	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	4			Fireplace	7,788
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Good	Basic	363,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	247,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1830	96	B 100	3,000	Good	68%	100%	100%	2,040
Shed	1830	96	B 100	1,267	Good	68%	100%	100%	862
Enclosed Fr Porch	1830	28	B 100	1,694	Good	68%	100%	100%	1,152
Deck	1830	28	B 100	333	Good	68%	100%	100%	226
Open Fr Porch	1830	40	B 100	1,250	Good	68%	100%	100%	850
1 Fr	1830	60	B 100	4,215	Good	68%	100%	100%	2,866
2 Fr	1830	434	B 100	49,388	Good	68%	100%	100%	33,584
Enclosed Fr Porch	1830	54	B 100	3,267	Good	68%	100%	100%	2,222
Open Fr Porch	1830	663	B 100	20,724	Good	68%	100%	100%	14,092
4,222 SFLA		58.54 = $/SFLA (4)				Outbuilding Total			57,894

Accpt Land 444,000 **Accepted Bldg** 305,000 **Total** 749,000

Neighborhood 16	River Tidal 2
Tree Growth	1981
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	
Reference 2	TREE GROWTH 1981
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.50	Acres-Mixed Wood TG	408.00	1,836	100%		1,836
28.00	Acres-Hardwood TG	263.00	7,364	100%		7,364
3.00	# -Lot Imp Well/Sep	20,000.00	60,000	100%		60,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
Total Acres 32.50		3,052.31 Per Acre			Land Total	99,200

Dwelling Description **Replacement Cost New**

Ranch	One Story	992 Sqft	Grade B 100	Base	122,143
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-9,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-2,619
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Standard	Standard	Good	Basic	114,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	77,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1940	100	C 100	2,368	Good	68%	100%	100%	1,610
1.5 Shed	1940	360	C 100	4,572	Good	68%	100%	100%	3,109
Gar	1940	945	C 100	23,512	Good	68%	100%	100%	15,988
Gar	1940	748	C 100	18,610	Good	68%	100%	100%	12,655
Shed	1940	121	C 100	1,210	Good	68%	100%	100%	823
Shed	1940	121	C 100	1,210	Good	68%	100%	100%	823
Shed	1940	80	C 100	800	Good	68%	100%	100%	544
Shed	1940	120	E 100	900	Fair	54%	100%	100%	486
Shed	1940	375	E 100	2,812	Fair	54%	100%	100%	1,518
Float	1940	576	C 100	21,168	Good	68%	100%	100%	14,394
992 SFLA		78.53 = $/SFLA (4)					Outbuilding Total		51,950

Accpt Land 99,000 **Accepted Bldg** 130,000 **Total** 229,000

Neighborhood 16	River Tidal 2
Tree Growth	1981
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1			
Reference 2	TREE GROWTH 1981		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	996 Sqft	Grade B 100	Base	197,589
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-9,913
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,259
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	191,056

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	129,918

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	240	B 100	7,502	Good	68%	100%	100%	5,101
1 Fr	1900	144	B 100	10,116	Good	68%	100%	100%	6,879
Dock	2010	792	B 100	15,943	Good	96%	100%	100%	15,305
Stairs	2010	90	B 100	1,426	Good	96%	100%	100%	1,369
1,992 SFLA		65.22 = $/SFLA (4)					Outbuilding Total		28,654

Accpt Land	0	**Accepted Bldg**	159,000	**Total**	159,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	444,000	305,000	749,000	444,000	305,000	749,000
2	99,000	130,000	229,000	99,000	130,000	229,000
3	0	159,000	159,000	0	159,000	159,000
TOTAL	543,000	594,000	1,137,000	543,000	594,000	1,137,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 09/01/1957
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.41	Acres-Road Frontage	3,000.00	1,230	100%		1,230
Total Acres 0.91		42,010.99 Per Acre		Land Total		38,230

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	99,403
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1955	0	Standard	Standard	Average	Basic	99,403

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1990	728	C 100	26,077	Avg.	81%	100%	100%	21,122
1 Fr	1994	352	C 100	18,733	Avg.	84%	100%	100%	15,736
Deck	1994	375	C 100	3,375	Avg.	84%	100%	100%	2,835
1,152 SFLA		53.50 = $/SFLA (4)					Outbuilding Total		39,693

Accpt Land 38,000 **Accepted Bldg** 101,000 **Total** 139,000

Map/Lot: R 4 14B
Account: 827 Card: 1 of 1 Location: 960 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1987
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Frct)	41,643.66	34,564	100%		34,564
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.83		77,787.95 Per Acre		Land Total		64,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 10	1880	2754	E 100	101,602	Avg.	62%	100%	100%	62,993
Shed	1987	165	E 100	1,238	Avg.	79%	100%	100%	978
Box Trailer	1987	1	E 100	375	Avg.	79%	100%	100%	296
Auto Repair 12	2002	1504	E 100	57,900	Avg.	89%	100%	100%	51,531
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
								Outbuilding Total	116,264

Accpt Land 65,000 **Accepted Bldg** 116,000 **Total** 181,000

Map/Lot: R24 50
Account: 828 Card: 1 of 1 Location: 1514 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/17/2016
Sale Price	95,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Baselot (Frct)	25,675.49	13,351	100%		13,351
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.52		64,136.54 Per Acre		Land Total		33,351

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	500 Sqft	Grade D 100	Base	64,272
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,583
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Average	Basic	62,689

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	38,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1890	234	D 100	10,461	Avg.	62%	100%	100%	6,486
1.5 Shed	1890	462	E 100	4,400	Poor	46%	100%	100%	2,024
Deck	2006	168	C 100	1,512	Avg.	91%	100%	100%	1,376
Shed	2006	80	E 100	600	Avg.	91%	100%	100%	546
750 SFLA		51.82 = $/SFLA (4)				Outbuilding Total			10,432

Accpt Land 33,000 **Accepted Bldg** 49,000 **Total** 82,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1981
Sale Price	9,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)	21 70 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.78	Acres-Road Frontage	3,000.00	2,340	100%		2,340
0.95	Acres-Back Land	500.00	475	100%		475
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.73		13,422.25 Per Acre		Land Total		50,065

Dwelling Description — **Replacement Cost New**

Cape Cod	Two Story	1,456 Sqft	Grade D 100	Base	164,198
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,645
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	2012	Standard	Standard	Average	Basic	170,212

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	131,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1984	168	D 100	1,411	Avg.	77%	100%	100%	1,086
Deck	1984	108	D 100	816	Avg.	77%	100%	100%	628
Shed	2003	144	D 100	1,210	Avg.	89%	100%	100%	1,077
Deck	2012	94	D 100	711	Avg.	95%	100%	100%	675
Open Fr Porch	2012	96	D 100	1,909	Avg.	95%	100%	100%	1,814
2,912 SFLA		45.01 = $/SFLA (4)				Outbuilding Total			5,280

Accpt Land	50,000	Accepted Bldg	136,000	Total	186,000

Map/Lot: R18 18
Account: 830 Card: 1 of 1 Location: 1640 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	07/11/2018
Sale Price	19,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 1.85		15,966.49 Per Acre			Land Total	29,538

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	462 Sqft	Grade E 100	Base	44,468
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-693
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	1/2 Finished			Attic	6,088
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Partial	None	Poor	Basic	47,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	46%	45%	100%	9,884

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	396	E 100	15,806	Poor	46%	45%	100%	3,272
(U)Basement	1900	396	E 100	4,752	Poor	46%	45%	100%	984
(U)Attic	1900	396	E 100	2,673	Poor	46%	45%	100%	554
Entry	1900	64	E 100	1,680	Poor	46%	45%	100%	348
Open Fr Porch	1900	28	E 100	497	Poor	46%	45%	100%	103
Shed	1900	198	E 100	1,485	Poor	46%	45%	100%	307
1.5 Shed	1900	414	E 100	3,944	Poor	46%	45%	100%	816
Shed	1900	20	E 100	150	Poor	46%	45%	100%	31
1.5 Shed	1900	480	E 100	4,572	Poor	46%	45%	100%	946
Shed	1900	504	E 100	3,780	Poor	46%	45%	100%	783
462 SFLA		21.39 = $/SFLA (4)					Outbuilding Total		8,144

Accpt Land 30,000 **Accepted Bldg** 18,000 **Total** 48,000

Map/Lot: R18 45A
Account: 831 Card: 1 of 1 Location: 2015 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved
170

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
52.00	Acres-Back Land	500.00	26,000	100%		26,000
Total Acres 64.00		1,187.50 Per Acre		Land Total		76,000

Accpt Land 76,000 **Accepted Bldg** 0 **Total** 76,000

Map/Lot: U 5 5
Account: 832 Card: 1 of 1 Location: 99 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/20/2018
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Baselot (Frct)	73,550.20	17,652	100%		17,652
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.24		136,050.00 Per Acre		Land Total		32,652

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	696 Sqft	Grade C 100	Base	91,815
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,044	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	91,815

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,925

Accpt Land	33,000	Accepted Bldg	57,000	Total	90,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
2.55	Acres-Road Frontage	3,000.00	7,650	80%		6,120
3.95	Acres-Back Land	500.00	1,975	100%		1,975
Total Acres 8.50		2,646.47 Per Acre		Land Total		22,495

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date 02/01/1975
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
0.76	Acres-Road Frontage	3,000.00	2,280	100%		2,280
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.26		30,936.51 Per Acre		Land Total		38,980

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 110	Base	96,025
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,555
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
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
1850	0	Standard	Standard	Average	Basic	93,470

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	57,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	312	C 110	18,266	Avg.	62%	100%	100%	11,325
(U)Basement	1850	312	C 110	5,491	Avg.	62%	100%	100%	3,404
(F)Attic	1850	312	C 110	8,580	Avg.	62%	100%	100%	5,320
1 Fr	1850	108	C 110	6,323	Avg.	62%	100%	100%	3,920
(U)Basement	1850	108	C 110	1,901	Avg.	62%	100%	100%	1,179
Shed	1850	84	C 110	924	Avg.	62%	100%	100%	573
Deck	1850	136	C 110	1,346	Avg.	62%	100%	100%	835
Deck	1850	360	C 110	3,564	Avg.	62%	100%	100%	2,210
Shed	1992	256	E 100	1,920	Avg.	82%	100%	100%	1,574
924 SFLA		62.72 = $/SFLA (4)					Outbuilding Total		30,340

Accpt Land 39,000 **Accepted Bldg** 88,000 **Total** 127,000

Neighborhood 2	Rural Paved 2
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Sale Data

Sale Date	07/05/2005
Sale Price	18,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.36	Acres-Baselot (Frct)	13,099.17	17,815	100%		17,815
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.36		27,805.15 Per Acre		Land Total		37,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	0	36	E 100	270	Fair	54%	100%	100%	146
Astro M/H	2001	14X64	C 100	38,336	Fair	40%	100%	100%	15,334
1.5 Gar	2005	896	E 100	21,229	Avg.	91%	100%	100%	19,318
Deck	2006	108	C 100	972	Avg.	91%	100%	100%	885
896 SFLA		81.79 = $/SFLA (4)				Outbuilding Total			35,683

Accpt Land	38,000	**Accepted Bldg**	36,000	**Total**	74,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	10/01/1998
Sale Price	17,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
46.53	Acres-Back Land	500.00	23,265	100%		23,265
9.00	Acres-Under Water	.00		100%		0
Total Acres 55.53		418.96 Per Acre		Land Total		23,265

Accpt Land	23,000	**Accepted Bldg**	0	**Total**	23,000

Map/Lot: R 8 7
Account: 837 Card: 1 of 1 Location: 2018 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
3.50	Acres-Back Land	500.00	1,750	100%		1,750
27.04	Acres-Landlocked/Rear	200.00	5,408	100%		5,408
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 34.54		1,443.49 Per Acre		Land Total		49,858

Dwelling Description

				Replacement Cost New	
Ranch	One Story	962 Sqft	Grade C 110	Base	98,730
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,577
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
1962	0	Standard	Standard	Average	Basic	100,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	63,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1962	56	C 110	2,156	Avg.	63%	100%	100%	1,358
Gar	1962	528	E 100	9,853	Avg.	63%	100%	100%	6,207
962 SFLA		65.69 = $/SFLA (4)				Outbuilding Total			7,565

Accpt Land 50,000 **Accepted Bldg** 71,000 **Total** 121,000

Map/Lot: R 5 37
Account: 838 Card: 1 of 1 Location: 691 BREMEN RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/24/2017
Sale Price	200,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
5.91	Acres-Road Frontage	3,000.00	17,730	100%		17,730
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.91		10,458.91 Per Acre		Land Total		82,730

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,380 Sqft	Grade C 110	Base	162,967
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,723
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,393
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	163,739

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	111,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	40	C 100	360	Good	84%	100%	100%	302
Enclosed Fr Porch	1987	160	C 100	7,333	Good	84%	100%	100%	6,160
Gar	1987	400	E 100	7,464	Good	84%	100%	100%	6,270
Deck	1996	140	C 100	1,260	Good	89%	100%	100%	1,121
Sunspace	1996	108	C 100	5,751	Good	89%	100%	100%	5,118
2,070 SFLA		53.79 = $/SFLA (4)				Outbuilding Total			18,971

Accpt Land 83,000 **Accepted Bldg** 130,000 **Total** 213,000

Map/Lot: U 2 20A- 7
Account: 839 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 7

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1996
Sale Price	1,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1972 BURLINGTON 12 X 65 4-1-03
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1972	12X62	B 100	39,308	Poor	30%	100%	100%	11,792
Shed		2015	120	C 100	1,200	Avg.	97%	100%	100%	1,164
744 SFLA			54.11 = $/SFLA (4)				Outbuilding Total			12,956

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Map/Lot: U 9 37A
Account: 840 Card: 1 of 1 Location: 113 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/01/1971
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.11	Acres-Back Land	500.00	55	100%		55
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 0.61		80,418.03 Per Acre			Land Total	49,055

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	93,652
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,550
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	0	Standard	Standard	Average	Basic	95,202

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	65,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1971	50	C 100	2,292	Avg.	69%	100%	100%	1,581
Enclosed Fr Porch	1971	25	C 100	1,146	Avg.	69%	100%	100%	791
MH Slab	2014	782	C 100	2,651	Avg.	96%	100%	100%	2,545
1,040 SFLA		63.16 = $/SFLA (4)					Outbuilding Total		4,917

Accpt Land 49,000 **Accepted Bldg** 71,000 **Total** 120,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/21/2015
Sale Price	158,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Baselot (Frct)	22,701.09	14,075	100%		14,075
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.62		54,959.68 Per Acre		Land Total		34,075

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,665 Sqft	Grade C 110	Base	146,746
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	408 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,160
Heating	100% Electric	Cooling	0% None	Heat	-623
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	Standard	Average	Basic	161,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	109,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1970	10	C 110	1,408	Avg.	68%	100%	100%	957
Open Fr Porch	1970	30	C 110	781	Avg.	68%	100%	100%	531
Att Gar	1970	598	C 110	13,801	Avg.	68%	100%	100%	9,385
Enclosed Fr Porch	2016	280	C 110	14,116	Avg.	97%	100%	100%	13,693
1,665 SFLA		65.95 = $/SFLA (4)				Outbuilding Total			24,566

Accpt Land	34,000	**Accepted Bldg**	134,000	**Total**	168,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/01/2002
Sale Price	123,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.25	Acres-Back Land	500.00	125	100%		125
Total Acres 0.75		49,500.00 Per Acre		Land Total		37,125

Dwelling Description **Replacement Cost New**

Colonial	Two Story	700 Sqft	Grade C 110	Base	128,965
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	3,850
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	Standard	Standard	Average	Basic	135,917

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	84,269

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	24	C 110	1,405	Avg.	62%	100%	100%	871
1 Fr	1900	30	C 110	1,757	Avg.	62%	100%	100%	1,089
1 Fr	1900	180	C 110	10,538	Avg.	62%	100%	100%	6,534
(U)Basement	1900	234	C 110	4,118	Avg.	62%	100%	100%	2,553
(U)Attic	1900	180	C 110	1,782	Avg.	62%	100%	100%	1,105
Open Fr Porch	1900	69	C 110	1,797	Avg.	62%	100%	100%	1,114
Enclosed Fr Porch	1900	120	C 110	6,050	Avg.	62%	100%	100%	3,751
Enclosed Fr Porch	1900	75	C 110	3,781	Avg.	62%	100%	100%	2,344
Deck	2016	150	C 110	1,485	Avg.	97%	100%	100%	1,440
Shed	2016	140	C 110	1,540	Avg.	97%	100%	100%	1,494
1,400 SFLA		60.19 = $/SFLA (4)					Outbuilding Total		22,295

Accpt Land 37,000 **Accepted Bldg** 107,000 **Total** 144,000

Map/Lot: U 2 1A
Account: 843 Card: 1 of 1 Location: 495 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/30/2008
Sale Price	126,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.92	Acres-Baselot (Frct)	23,152.22	44,452	50%		22,226
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.92		21,992.71 Per Acre		Land Total		42,226

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 100	Base	109,996
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	644 Sqft, Grade E	Basement Gar	None	Fin Bsmt	4,830
Heating	100% Electric	Cooling	0% None	Heat	-438
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Standard	Standard	Average	Basic	120,933

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	87,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1975	780	C 100	16,364	Avg.	72%	100%	100%	11,782
Deck	1975	96	C 100	864	Avg.	72%	100%	100%	622
1,288 SFLA		67.60 = $/SFLA (4)				Outbuilding Total			12,404

Accpt Land 42,000 **Accepted Bldg** 99,000 **Total** 141,000

Map/Lot: U11 36
Account: 844 Card: 1 of 1 Location: 43 PINE ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	09/02/2003
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	102,877	20,575	100%		20,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		177,875.00 Per Acre			Land Total	35,575

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	850 Sqft	Grade C 100	Base	105,935
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,550
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	106,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	65,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	476	C 100	25,333	Avg.	62%	100%	100%	15,706
(F)Attic	1850	238	C 100	5,950	Avg.	62%	100%	100%	3,689
(U)Basement	1850	476	C 100	7,616	Avg.	62%	100%	100%	4,722
Gar	1950	480	C 100	11,942	Avg.	62%	100%	100%	7,404
1,275 SFLA		51.64 = $/SFLA (4)					Outbuilding Total		31,521

Accpt Land 36,000 **Accepted Bldg** 97,000 **Total** 133,000

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/18/2018
Sale Price	175,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
25.00	Acres-Back Land	500.00	12,500	100%		12,500
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 31.00		2,177.42 Per Acre			Land Total	67,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	728 Sqft	Grade E 100	Base	81,722
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,117
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,911
Rooms	3				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-1,410
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	None	Partial	Average	Basic	77,078

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	76%	100%	100%	58,579

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1982	1	E 100	96	Avg.	76%	100%	100%	73
Shed	2015	32	E 100	240	Avg.	97%	100%	100%	233
Shed	2015	192	E 100	1,440	Avg.	97%	100%	100%	1,397
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
1,274 SFLA		45.98 = $/SFLA (4)				Outbuilding Total			2,052

Accpt Land 68,000 **Accepted Bldg** 61,000 **Total** 129,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/29/2015
Sale Price	675,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 18
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
8.70	Acres-Road Frontage	3,000.00	26,100	100%		26,100
8.08	Acres-Back Land	500.00	4,040	100%		4,040
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 18.78		6,397.23 Per Acre		Land Total		120,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 14	1986	10000	C 100	504,000	Avg.	79%	100%	100%	398,160
Manu 14	1995	6000	C 100	302,400	Avg.	84%	100%	100%	254,016
Manu 12	2006	2000	C 100	96,760	Avg.	91%	100%	100%	88,052
Manu 12	2009	96	C 100	4,644	Avg.	93%	100%	100%	4,319
Canopy	2010	84	E 100	554	Avg.	94%	200%	100%	1,042
Open Fr Porch	2014	80	C 100	1,894	Avg.	96%	100%	100%	1,818
Box Trailer	1980	1	C 100	500	Avg.	75%	100%	100%	375
							Outbuilding Total		747,782

Accpt Land 120,000 **Accepted Bldg** 748,000 **Total** 868,000

Map/Lot: U 8 9
Account: 847 Card: 1 of 1 Location: 332 DEPOT ST

Neighborhood 2 Rural Paved 2

Sale Data

Sale Date	05/01/1974
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Reference 1	
Reference 2	1968 DETROITER 12 X 60
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	14 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	10,365.58	19,695	100%		19,695
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.90		27,207.89 Per Acre			Land Total	51,695

Dwelling Description **Replacement Cost New**

Ranch	One Story	530 Sqft	Grade E 100	Base	47,198
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry Crawl Space	Basement	-1,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	592
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
1920	0	Standard	Standard	Average	Basic	45,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	28,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1980	120	E 100	4,125	Poor	57%	100%	100%	2,351
Detroiter M/H	1968	12X56	C 100	30,912	Poor	30%	100%	100%	9,274
Enclosed Fr Porch	1970	192	E 100	6,599	Poor	46%	100%	100%	3,036
(U)Basement	1970	192	E 100	2,304	Poor	46%	100%	100%	1,060
Enclosed Fr Porch	1976	80	E 100	2,750	Poor	53%	100%	100%	1,458
Deck	1976	48	E 100	324	Poor	53%	100%	100%	172
Deck	2017	416	E 100	2,808	Poor	95%	100%	100%	2,668
Shed	1968	448	E 100	3,360	Poor	46%	100%	100%	1,546
Shed	1987	160	E 100	1,200	Poor	65%	100%	100%	780
1,202 SFLA		23.68 = $/SFLA (4)				Outbuilding Total			22,345

Accpt Land 52,000 **Accepted Bldg** 51,000 **Total** 103,000

Map/Lot: R21 12A
Account: 848 Card: 1 of 1 Location: 1140 OLD AUGUSTA RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	None

Sale Data

Sale Date	03/10/2008
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.70	Acres-Unimprov. R/W	300.00	3,210	100%		3,210
Total Acres 10.70		300.00 Per Acre		Land Total		3,210

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Map/Lot: R21 12B
Account: 849 Card: 1 of 1 Location: 1140 OLD AUGUSTA RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	None

Sale Data

Sale Date	03/10/2008
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.03	Acres-Unimprov. R/W	300.00	6,309	50%		3,155
8.00	Acres-Wasteland/Bog	100.00	800	50%		400
Total Acres 29.03		122.46 Per Acre		Land Total		3,555

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/14/2011
Sale Price	49,721
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 20 70 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Acres-Baselot (Frct)	20,389.17	26,302	67%		17,622
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.29		29,164.34 Per Acre		Land Total		37,622

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	598 Sqft	Grade C 100	Base	84,165
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-2,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Poor	Basic	81,348

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	37,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	184	C 100	8,433	Poor	46%	100%	100%	3,879
Bay Window	1900	14	C 100	1,792	Poor	46%	100%	100%	824
1 Fr	1900	384	C 100	20,436	Poor	46%	100%	100%	9,401
(U)Attic	1900	384	C 100	3,456	Poor	46%	100%	100%	1,590
2 Shed	1900	1224	C 100	19,829	Poor	46%	100%	100%	9,121
(U)Basement	1900	1224	C 100	19,584	Poor	46%	100%	100%	9,009
Deck	1900	152	C 100	1,368	Poor	46%	100%	100%	629
1.75 Gar	2010	768	E 100	20,632	Avg.	94%	100%	100%	19,394
Shed	2015	238	E 100	1,785	Avg.	97%	100%	100%	1,731
897 SFLA		41.72 = $/SFLA (4)				Outbuilding Total			55,578

Accpt Land 38,000 **Accepted Bldg** 93,000 **Total** 131,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Gravel

Sale Data

Sale Date	12/01/1989
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
2.05	Acres-Road Frontage	3,000.00	6,150	80%		4,920
Total Acres 4.05		4,770.37 Per Acre			Land Total	19,320

Accpt Land	19,000	**Accepted Bldg**	0	**Total**	19,000

Map/Lot: R17 54- 6
Account: 852 Card: 1 of 1 Location: 83 PINE RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1987
Sale Price	6,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Baselot (Frct)	14,321.14	14,751	100%		14,751
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.03		33,738.83 Per Acre		Land Total		34,751

Dwelling Description

Doublewide	One Story	1,944 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	126,613
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,313
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	119,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	106,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1988	144	E 100	1,080	Avg.	80%	100%	100%	864
Shed	1988	64	E 100	480	Avg.	80%	100%	100%	384
Deck	1988	105	E 100	709	Avg.	80%	100%	100%	567
Deck	2003	646	C 100	5,814	Avg.	89%	100%	100%	5,174
1,944 SFLA		54.85 = $/SFLA (4)				Outbuilding Total			6,989

Accpt Land	35,000	Accepted Bldg	114,000	Total	149,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	07/01/1981
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.11	Acres-Road Frontage	3,000.00	330	100%		330
Total Acres 0.61		69,393.44 Per Acre		Land Total		42,330

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	988 Sqft	Grade C 100	Base	114,609
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	998
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,208
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	120,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	74,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1830	160	C 100	1,440	Avg.	62%	100%	100%	893
1.5 Shed	1830	378	C 100	4,801	Avg.	62%	100%	100%	2,977
1.5 Gar	1997	672	C 100	21,228	Avg.	86%	100%	100%	18,256
1,482 SFLA		50.47 = $/SFLA (4)				Outbuilding Total			22,126

Accpt Land 42,000 **Accepted Bldg** 97,000 **Total** 139,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1993
Sale Price	137,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.90	Acres-Road Frontage	3,000.00	8,700	100%		8,700
1.32	Acres-Back Land	500.00	660	100%		660
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 6.22		12,758.84 Per Acre			Land Total	79,360

Dwelling Description — **Replacement Cost New**

Log Home	One & 1/2 Story	1,200 Sqft	Grade C 100	Base	161,705
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Standard	Standard	Average	Basic	169,675

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	105,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1945	117	C 100	6,227	Avg.	62%	100%	100%	3,861
(U)Basement	1945	117	C 100	1,872	Avg.	62%	100%	100%	1,161
Deck	1945	200	C 100	1,800	Avg.	62%	100%	100%	1,116
Shed	1945	768	C 100	7,680	Avg.	62%	100%	100%	4,762
Shed	1945	340	C 100	3,400	Avg.	62%	100%	100%	2,108
Kennel Runs Fencing	1986	3200	C 100	8,320	Avg.	79%	100%	100%	6,573
1,800 SFLA		58.44 = $/SFLA (4)					Outbuilding Total		19,581

Accpt Land	79,000	**Accepted Bldg**	125,000	**Total**	204,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	08/08/2006
Sale Price	35,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington Econ.	1989	14X66	B 100	45,408	Poor	30%	100%	100%	13,622
Deck	1989	128	E 100	864	Poor	67%	100%	100%	579
Shed	1989	64	E 100	480	Poor	67%	100%	100%	322
924 SFLA		128.59 = $/SFLA (4)				Outbuilding Total			14,523

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/2000
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
150	$/LF -Water Frontage	150.00	22,500	100%		22,500
0.50	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	200%		20,000
Total Acres 1.00		187,500.00 Per Acre		Land Total		187,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,416 Sqft	Grade B 100	Base	155,686
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	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	Standard	Standard	Good	Basic	158,168

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	143,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2000	80	B 100	1,056	Good	91%	100%	100%	961
Entry	2001	64	B 100	2,957	Good	91%	100%	100%	2,691
(U)Basement	2001	64	B 100	1,352	Good	91%	100%	100%	1,230
Deck	2001	114	B 100	1,354	Good	91%	100%	100%	1,232
1 Fr	2005	190	B 100	13,348	Good	93%	100%	100%	12,414
1.75 Gar	2001	864	B 100	40,851	Good	91%	100%	100%	37,174
Pier	2004	140	C 100	5,600	Avg.	90%	100%	100%	5,040
Float	2004	144	C 100	5,292	Avg.	90%	100%	100%	4,763
Stairs	2004	80	C 100	960	Avg.	90%	100%	100%	864
Float	2004	360	C 100	13,230	Avg.	90%	100%	100%	11,907
1,416 SFLA		101.65 = $/SFLA (4)				Outbuilding Total			78,276

Accpt Land 188,000 **Accepted Bldg** 222,000 **Total** 410,000

Map/Lot: R 5 70A
Account: 857 Card: 1 of 2 Location: 978 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/08/2018
Sale Price	300,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
62	$/LF -Water Frontage	150.00	9,300	100%		9,300
0.62	Acres-Water Acreage	.00		100%		0
0.66	Acres-Road Frontage	3,000.00	1,980	100%		1,980
8.45	Acres-Back Land	500.00	4,225	100%		4,225
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.73		16,837.60 Per Acre		Land Total		197,505

Dwelling Description **Replacement Cost New**

Ranch	One Story	830 Sqft	Grade C 110	Base	90,609
Exterior	Wood 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	0
Fin. Basement Area	544 Sqft, Grade A	Basement Gar	None	Fin Bsmt	22,957
Heating	100% Electric	Cooling	0% None	Heat	-310
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Basic	119,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	94,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1987	42	C 110	1,094	Avg.	79%	100%	100%	864
Shed	1987	15	C 110	165	Avg.	79%	100%	100%	130
Deck	1987	540	C 110	5,346	Avg.	79%	100%	100%	4,223
830 SFLA		113.70 = $/SFLA (4)					Outbuilding Total		5,217

Accpt Land	198,000	Accepted Bldg	100,000	Total	298,000

Map/Lot: R 5 70A
Account: 857 Card: 2 of 2 Location: 978 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/08/2018
Sale Price	300,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Dwelling Description

Ranch	One Story	740 Sqft	Grade C 110	Base	84,399
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	822
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-277
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	740	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	84,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	73,901

Accpt Land		Accepted Bldg		Total	
	0		74,000		74,000

Map/Lot: R 5 70A
Account: 857 Location: 978 BREMEN RD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	198,000	100,000	298,000	198,000	100,000	298,000
2	0	74,000	74,000	0	74,000	74,000
TOTAL	198,000	174,000	372,000	198,000	174,000	372,000

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE SHORELAND LR
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/22/2017
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.05	Acres-Road Frontage	3,000.00	3,150	100%		3,150
25.70	Acres-Back Land	500.00	12,850	100%		12,850
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 33.00		1,624.24 Per Acre		Land Total		53,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	910 Sqft	Grade B 100	Base	144,695
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Standard	Standard	Good	Basic	155,816

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	105,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1810	480	B 100	33,721	Good	68%	100%	100%	22,930
1 Fr	1810	372	B 100	26,133	Good	68%	100%	100%	17,770
Deck	1987	192	B 100	2,281	Good	84%	100%	100%	1,916
1.5 Barn	1830	720	B 100	22,686	Avg.	62%	100%	100%	14,065
1.5 Barn	1906	1280	B 100	40,331	Avg.	62%	100%	100%	25,005
1,365 SFLA		77.62 = $/SFLA (4)				Outbuilding Total			81,686

Accpt Land 54,000 **Accepted Bldg** 188,000 **Total** 242,000

Map/Lot: U 5 26
Account: 859 Card: 1 of 1 Location: 130 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/07/2006
Sale Price	192,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.95	Acres-Road Frontage	3,000.00	2,850	100%		2,850
Total Acres 1.45		27,482.76 Per Acre			Land Total	39,850

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 100	Base	184,290
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1830	0	Standard	Standard	Good	Basic	184,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	125,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	288	B 100	20,232	Good	68%	100%	100%	13,758
Open Fr Porch	1830	36	B 100	1,125	Good	68%	100%	100%	765
Deck	1830	90	B 100	1,069	Good	68%	100%	100%	727
Gar	2003	576	B 100	18,917	Good	92%	100%	100%	17,404
1,404 SFLA		89.26 = $/SFLA (4)					Outbuilding Total		32,654

Accpt Land 40,000 **Accepted Bldg** 158,000 **Total** 198,000

Map/Lot: R 5 34E
Account: 860 Card: 1 of 1 Location: 263 OLD COUNTY RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	06/01/1985
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.33	Acres-Baselot (Frct)	13,305.31	17,696	100%		17,696
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.33		28,342.86 Per Acre			Land Total	37,696

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan	M/H	1975	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Shed		1975	144	E 100	1,080	Poor	51%	50%	100%	276
Shed		1975	80	E 100	600	Poor	51%	50%	100%	153
Deck		2002	120	C 100	1,080	Avg.	89%	100%	100%	961
Shed		2002	384	C 100	3,840	Avg.	89%	100%	100%	3,418
Entry		2012	80	C 100	2,800	Avg.	95%	100%	100%	2,660
924 SFLA			148.46 = $/SFLA (4)					Outbuilding Total		19,328

Accpt Land 38,000 **Accepted Bldg** 19,000 **Total** 57,000

Map/Lot: R 4 51
Account: 861 Card: 1 of 1 Location: NOBLEBORO TOWN LINE

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Rolling
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	09/12/2005
Sale Price	11,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	Acres-Back Land	500.00	17,500	100%		17,500
Total Acres 35.00		500.00 Per Acre		Land Total		17,500

Accpt Land	18,000	**Accepted Bldg**	0	**Total**	18,000

Map/Lot: R 4 47
Account: 862 Card: 1 of 1 Location: NOBLEBORO TOWN LINE

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Rolling
Utilities	None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	09/12/2005
Sale Price	14,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Back Land	500.00	2.000	100%		2,000
Total Acres 4.00		500.00 Per Acre			Land Total	2,000

Accpt Land	2,000	**Accepted Bldg**	0	**Total**	2,000

Map/Lot: R 2 10
Account: 863 Card: 1 of 1 Location: 112 LEDGES CIRCLE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RESIDENTIAL RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
2.67	Acres-Back Land	500.00	1,335	100%		1,335
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.67		4,862.64 Per Acre			Land Total	71,335

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	780 Sqft	Grade C 100	Base	100,359
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	6	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	101,299

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	54,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1800	80	C 100	1,894	Fair	54%	100%	100%	1,023
1.5 Fr	1800	428	C 100	28,924	Fair	54%	100%	100%	15,619
1.5 Shed	1800	204	C 100	2,591	Fair	54%	100%	100%	1,399
1.5 Barn	1800	1435	C 100	34,253	Fair	54%	100%	100%	18,497
1,170 SFLA		46.75 = $/SFLA (4)					Outbuilding Total		36,538

Accpt Land 71,000 **Accepted Bldg** 91,000 **Total** 162,000

Map/Lot: R21 28
Account: 864 Card: 1 of 1 Location: 2770 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/09/2015
Sale Price	98,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.63	Acres-Baselot (Frct)	11,539.57	18,810	100%		18,810
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.63		23,809.82 Per Acre		Land Total		38,810

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	528 Sqft	Grade C 110	Base	87,443
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,190
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	2000	Standard	Standard	Good	Basic	88,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	60,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2008	160	E 100	1,200	Avg.	93%	100%	100%	1,116
792 SFLA		75.86 = $/SFLA (4)				Outbuilding Total			1,116

Accpt Land 39,000 **Accepted Bldg** 61,000 **Total** 100,000

Map/Lot: R 5 34F
Account: 865 Card: 1 of 1 Location: 331 OLD COUNTY RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Dug WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/27/2012
Sale Price	6,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1	
Reference 2	1971 ROYCRAFT 12 X 60
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.26	Acres-Baselot (Frct)	13,818.52	17,411	100%		17,411
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.26		29,691.27 Per Acre			Land Total	37,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Roycraft M/H	1971	12X56	C 100	30,912	Poor	30%	100%	100%	9,274
Enclosed Fr Porch	1995	152	E 100	5,224	Avg.	84%	100%	100%	4,388
Shed	1995	96	E 100	720	Avg.	84%	100%	100%	605
Deck	1995	120	E 100	810	Avg.	84%	100%	100%	680
Shed	2010	144	E 100	1,080	Avg.	94%	100%	100%	1,015
Gar	2012	448	E 100	8,360	Avg.	95%	100%	100%	7,942
Canopy	2012	200	E 100	1,320	Avg.	95%	100%	100%	1,254
672 SFLA		103.21 = $/SFLA (4)					Outbuilding Total		25,158

Accpt Land 37,000 **Accepted Bldg** 25,000 **Total** 62,000

Map/Lot: U 4 73
Account: 866 Card: 1 of 1 Location: 982 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	03/01/1999
Sale Price	121,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.37	Acres-Road Frontage	3,000.00	1,110	100%		1,110
Total Acres 0.62		61,467.74 Per Acre		Land Total		38,110

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 100	Base	119,553
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,906
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1844	0	Standard	Standard	Average	Basic	119,372

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	74,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1844	391	C 100	20,809	Avg.	62%	100%	100%	12,902
1 Fr	1844	112	C 100	5,961	Avg.	62%	100%	100%	3,696
1 Fr	1844	589	C 100	31,347	Avg.	62%	100%	100%	19,435
Shed	1844	304	C 100	3,040	Avg.	62%	100%	100%	1,885
Shed	1844	150	C 100	1,500	Avg.	62%	100%	100%	930
Shed	1844	42	C 100	420	Avg.	62%	100%	100%	260
1.5 Barn	1844	760	C 100	18,141	Avg.	62%	100%	100%	11,247
1,554 SFLA		47.63 = $/SFLA (4)				Outbuilding Total			50,355

Accpt Land 38,000 **Accepted Bldg** 124,000 **Total** 162,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/26/2015
Sale Price	54,540
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Baselot (Frct)	17,091.61	15,895	100%		15,895
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.93		38,596.77 Per Acre		Land Total		35,895

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,072 Sqft	Grade C 100	Base	123,618
Exterior	Wood 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	-8,083
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	Standard	Standard	Poor	Basic	116,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	46%	80%	100%	42,863

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1994	320	E 100	2,400	Avg.	84%	100%	100%	2,016
Shed	1995	112	E 100	840	Avg.	84%	100%	100%	706
Enclosed Fr Porch	1995	64	E 100	2,200	Avg.	84%	100%	100%	1,848
Gar	1995	576	E 100	10,748	Avg.	84%	100%	100%	9,028
Open Shed	2002	400	E 100	2,400	Avg.	89%	100%	100%	2,136
Enclosed Fr Porch	2006	224	C 100	10,266	Avg.	91%	100%	100%	9,342
1,608 SFLA		26.66 = $/SFLA (4)				Outbuilding Total			25,076

Accpt Land 36,000 **Accepted Bldg** 68,000 **Total** 104,000

Map/Lot: U 9 32
Account: 868 Card: 1 of 1 Location: 130 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/1999
Sale Price	66,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Baselot (Frct)	62,913.92	18,874	100%		18,874
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.30		112,913.33 Per Acre		Land Total		33,874

Dwelling Description

					Replacement Cost New
Colonial	Two Story	624 Sqft	Grade C 100	Base	110,782
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,860
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	114,522

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	62%	100%	100%	71,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1900	272	C 100	18,382	Avg.	62%	100%	100%	11,397
(U)Basement	1900	272	C 100	4,352	Avg.	62%	100%	100%	2,698
Open Fr Porch	1900	110	C 100	2,605	Avg.	62%	100%	100%	1,615
1.5 Gar	1900	600	E 100	14,216	Avg.	62%	100%	100%	8,814
1,248 SFLA		56.89 = $/SFLA (4)					Outbuilding Total		24,524

Accpt Land	34,000	**Accepted Bldg**	96,000	**Total**	130,000

Map/Lot: R 4 1
Account: 869 Card: 1 of 1 Location: 319 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre			Land Total	36,245

Dwelling Description

				Replacement Cost New	
Ranch	One Story	984 Sqft	Grade C 110	Base	100,232
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Standard	Standard	Average	Basic	104,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	64,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1954	336	C 110	3,326	Avg.	62%	100%	100%	2,062
Enclosed Fr Porch	1954	112	C 110	5,646	Avg.	62%	100%	100%	3,501
Open Fr Porch	1954	24	C 110	625	Avg.	62%	100%	100%	387
Gar	1954	768	C 110	21,019	Avg.	62%	100%	100%	13,032
Shed	1978	360	C 100	3,600	Avg.	73%	100%	100%	2,628
984 SFLA		65.74 = $/SFLA (4)					Outbuilding Total		21,610

Accpt Land 36,000 **Accepted Bldg** 86,000 **Total** 122,000

Map/Lot: R 4 3
Account: 870 Card: 1 of 1 Location: 299 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1947
Sale Price	4,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.11	Acres-Road Frontage	3,000.00	330	100%		330
5.94	Acres-Back Land	500.00	2,970	100%		2,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.05		5,378.88 Per Acre			Land Total	43,300

Dwelling Description **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade C 110	Base	92,036
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Standard	Standard	Average	Basic	96,134

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1958	192	C 110	11,240	Avg.	62%	100%	100%	6,969
Gar	1958	1224	C 110	33,498	Avg.	62%	100%	100%	20,769
1 Fr	1995	352	C 110	20,607	Avg.	84%	100%	100%	17,310
864 SFLA		68.98 = $/SFLA (4)					Outbuilding Total		45,048

Accpt Land 43,000 **Accepted Bldg** 105,000 **Total** 148,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
32.95	Acres-Back Land	500.00	16,475	100%		16,475
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 38.95		1,737.48 Per Acre			Land Total	67,675

Accpt Land 68,000 **Accepted Bldg** 0 **Total** 68,000

Map/Lot: R 4 14A
Account: 872 Card: 1 of 1 Location: 961 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	60%		42,000
3.65	Acres-Road Frontage	3,000.00	10,950	100%		10,950
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
4.61	Acres-Back Land	500.00	2,305	100%		2,305
Total Acres 10.76		5,153.81 Per Acre			Land Total	55,455

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

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1996
Sale Price	17,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.41	Acres-Road Frontage	3,000.00	1,230	100%		1,230
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.41		17,211.62 Per Acre		Land Total		41,480

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade C 110	Base	124,821
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	127,923

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	110,014

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1997	30	C 110	1,155	Avg.	86%	100%	100%	993
Deck	1997	256	C 110	2,534	Avg.	86%	100%	100%	2,179
Shed	1993	64	E 100	480	Avg.	83%	100%	100%	398
Gar	1994	768	C 100	19,108	Avg.	84%	100%	100%	16,051
Shed	1994	96	C 100	960	Avg.	84%	100%	100%	806
Open Fr Porch	2015	144	C 110	3,751	Avg.	97%	100%	100%	3,638
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
1,344 SFLA		81.86 = $/SFLA (4)				Outbuilding Total			24,531

Accpt Land 41,000 **Accepted Bldg** 135,000 **Total** 176,000

Map/Lot: R 9 20
Account: 874 Card: 1 of 1 Location: 745 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/2002
Sale Price	92,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	Acres-Baselot (Frct)	33,144.77	38,116	80%		30,493
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.15		43,906.96 Per Acre		Land Total		50,493

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	622 Sqft	Grade C 100	Base	86,906
Exterior	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 1/2 Bmt	Basement	-2,345
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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	1978	Standard	Standard	Average	Basic	84,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	69,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1986	384	E 100	7,166	Avg.	79%	100%	100%	5,661
Shed	2012	240	C 100	2,400	Avg.	95%	100%	100%	2,280
933 SFLA		74.32 = $/SFLA (4)				Outbuilding Total			7,941

Accpt Land 50,000 **Accepted Bldg** 77,000 **Total** 127,000

Name: NORTHRUP, WENDY M 1/2
GRUHN F 1/6 & M 1/6 & D HEIRS N1/6

Map/Lot: R16 34
Account: 875 Card: 1 of 1 Location: 1276 WAGNER BRIDGE RD

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1965
Sale Price	500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
9.00	Acres-Road Frontage	3,000.00	27,000	100%		27,000
63.39	Acres-Back Land	500.00	31,695	100%		31,695
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 78.39		1,450.38 Per Acre		Land Total		113,695

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	693 Sqft	Grade E 100	Base	70,072
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,959
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,560
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Poor	Basic	66,553

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	30,614

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr		1800	348	E 100	13,891	Poor	46%	100%	100%	6,390
Fleetwood	M/H	2005	14X56	D 100	26,824	Avg.	51%	100%	100%	13,680
1,824 SFLA			16.78 = $/SFLA (4)					Outbuilding Total		20,070

Accpt Land 114,000 **Accepted Bldg** 51,000 **Total** 165,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2001
Sale Price	114,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Baselot (Frct)	20,279.25	26,363	75%		19,772
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.30		30,593.85 Per Acre		Land Total		39,772

Dwelling Description

Cape Cod	One & 1/2 Story	1,343 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	159,725
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	1,492
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,301
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,693
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1979	Standard	Standard	Good	Basic	164,642

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	111,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1850	682	C 110	9,528	Good	68%	100%	100%	6,479
Deck	1993	243	C 110	2,406	Good	87%	100%	100%	2,093
2,014 SFLA		55.59 = $/SFLA (4)				Outbuilding Total			8,572

Accpt Land 40,000 **Accepted Bldg** 121,000 **Total** 161,000

Map/Lot: R 9 37C
Account: 877 Card: 1 of 1 Location: 1024 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1981
Sale Price	36,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
161	$/LF -Water Frontage	150.00	24,150	100%		24,150
0.19	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 2.19		96,415.53 Per Acre		Land Total		211,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	952 Sqft	Grade C 110	Base	142,113
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,731
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	147,946

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	95%	100%	127,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Guest House	1950	560	C 110	45,338	Good	68%	100%	100%	30,830
Deck	1950	192	C 110	1,901	Good	68%	100%	100%	1,293
Shed	1999	96	E 100	720	Avg.	87%	100%	100%	626
Deck	2005	776	C 110	7,682	Avg.	91%	100%	100%	6,991
Stairs	2005	33	C 100	396	Avg.	91%	100%	100%	360
1,666 SFLA		76.77 = $/SFLA (4)				Outbuilding Total			40,100

Accpt Land 211,000 **Accepted Bldg** 168,000 **Total** 379,000

Map/Lot: U 2 2A
Account: 878 Card: 1 of 1 Location: 467 FRIENDSHIP RD

Neighborhood 20	Industrial 2
Zoning/Use	INDUSTRIAL SHORELAND GD
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1967
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
1.00	Acres-Water Acreage	.00		100%		0
2.80	Acres-Road Frontage	3,000.00	8,400	100%		8,400
3.50	Acres-Back Land	500.00	1,750	100%		1,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.30		10,231.18 Per Acre		Land Total		95,150

Dwelling Description **Replacement Cost New**

Colonial	Two Story	999 Sqft	Grade C 100	Base	147,014
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate	Roof	8,771
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,977
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	4,995
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	170,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	100,308

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1850	510	C 100	34,466	Avg.	62%	100%	100%	21,369
(U)Basement	1850	510	C 100	8,160	Avg.	62%	95%	100%	4,806
Shed	1850	630	C 100	6,300	Avg.	62%	100%	100%	3,906
Deck	2010	172	C 100	1,548	Avg.	94%	100%	100%	1,455
1,998 SFLA		50.20 = $/SFLA (4)					Outbuilding Total		31,536

Accpt Land 95,000 **Accepted Bldg** 132,000 **Total** 227,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/01/2000
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Seller Financed
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
44	$/LF -Water Frontage	150.00	6,600	100%		6,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		303,200.00 Per Acre		Land Total		151,600

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	672 Sqft	Grade C 110	Base	114,296
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,587
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
1979	0	Standard	Standard	Average	Basic	106,135

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	74%	90%	100%	70,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1979	1	C 110	2,200	Avg.	74%	100%	100%	1,628
Patio	1979	240	C 110	1,278	Avg.	74%	100%	100%	946
Deck	1979	56	C 110	554	Avg.	74%	100%	100%	410
2 Shed	1979	80	E 100	972	Fair	66%	100%	100%	642
Shed	1989	48	E 100	360	Fair	74%	100%	100%	266
1,176 SFLA		60.11 = $/SFLA (4)				Outbuilding Total			3,892

Accpt Land	152,000	Accepted Bldg	75,000	Total	227,000

Map/Lot: R 9 2A
Account: 880 Card: 1 of 1 Location: 474 BACK COVE RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/01/1986
Sale Price	44,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
246	$/LF -Water Frontage	150.00	36,900	80%		29,520
2.46	Acres-Water Acreage	.00		100%		0
1.35	Acres-Back Land	500.00	675	100%		675
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 5.81		22,408.78 Per Acre		Land Total		130,195

Dwelling Description

Cape Cod	One & 1/2 Story	736 Sqft	Grade SC100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	72,641
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	558
					0
					0
Foundation	Posts	Basement	None	Basement	-4,162
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,217
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
1984	0	Standard	Standard	Average	Basic	67,820

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	77%	100%	100%	52,221

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1991	166	E 100	1,120	Avg.	82%	100%	100%	918
1.75 Gar	1995	720	E 100	19,342	Avg.	84%	100%	100%	16,247
Open Shed	1995	192	E 100	1,152	Avg.	84%	100%	100%	968
1,104 SFLA		47.30 = $/SFLA (4)				Outbuilding Total			18,133

Accpt Land 130,000 **Accepted Bldg** 70,000 **Total** 200,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 FARMLAND 2008
Reference 2 FARMLAND 2008
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
18.00	Acres-Pasture F&O	350.00	6,300	100%		6,300
10.00	Acres-Mixed Wood F&O	408.00	4,080	100%		4,080
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 30.00		1,679.33 Per Acre			Land Total	50,380

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	562 Sqft	Grade C 110	Base	115,000
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	624
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	118,726

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	83,108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	216	C 110	10,889	Avg.	62%	100%	100%	6,751
1.5 Fr	1900	486	C 110	36,128	Avg.	62%	100%	100%	22,399
(U)Basement	1900	243	C 110	4,277	Avg.	62%	100%	100%	2,652
Open Fr Porch	1900	36	C 110	938	Avg.	62%	100%	100%	582
1.5 Att Gar	1900	600	C 110	17,582	Avg.	62%	100%	100%	10,901
2 Barn	1900	1188	C 100	36,175	Avg.	62%	100%	100%	22,428
Open Shed	1900	351	C 100	2,808	Avg.	62%	100%	100%	1,741
Shed	2006	240	C 100	2,400	Avg.	91%	100%	100%	2,184
Shed	2012	200	C 100	2,000	Avg.	95%	100%	100%	1,900
Canopy	2013	400	C 100	3,520	Avg.	96%	100%	100%	3,379
1,124 SFLA		73.94 = $/SFLA (4)				Outbuilding Total			74,917

Accpt Land 50,000 **Accepted Bldg** 158,000 **Total** 208,000

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Above Street		
Utilities	Drilled WellSeptic System		
Street	Paved		
Reference 1	FARMLAND 2008		
Reference 2	FARMLAND 2008		
Tran/Land/Bldg	1 0 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cover-It	2015	240	E 100	360	Avg.	97%	300%	100%	1,047
Deck	2015	320	C 110	3,168	Avg.	97%	100%	100%	3,073
Solar Panel	2008	12	C 100	2,400	Avg.	93%	100%	100%	2,232
1,124 SFLA		73.94 = $/SFLA (4)					Outbuilding Total		6,352

Accpt Land	0	**Accepted Bldg**	6,000	**Total**	6,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	50,000	158,000	208,000	50,000	158,000	208,000
2	0	6,000	6,000	0	6,000	6,000
TOTAL	50,000	164,000	214,000	50,000	164,000	214,000

Map/Lot: U 9 5
Account: 882 Card: 1 of 1 Location: 17 KALERS CORNER ST

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1968
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.98	Acres-Baselot (Frct)	70,352.64	139,298	100%		139,298
3.00	# -Lot Imp PW/PS...	15,000.00	45,000	100%		45,000
20.00	# -Lot Imp Rd/P Lot	10,000.00	200,000	100%		200,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.98		196,615.15 Per Acre		Land Total		389,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Supermkt 18	2016	18809	C 100	2,930,630	Exc.	99%	100%	100%	2,901,324
Open Fr Porch	2016	540	C 100	12,787	Exc.	99%	100%	100%	12,659
Open Fr Porch	2016	222	C 100	5,257	Exc.	99%	100%	100%	5,204
Open Fr Porch	2016	234	C 100	5,541	Exc.	99%	100%	100%	5,486
Patio	2016	2207	C 100	10,682	Exc.	99%	100%	100%	10,575
Patio	2016	1300	C 100	6,292	Exc.	99%	100%	100%	6,229
Shed	2016	288	C 100	2,880	Exc.	99%	100%	100%	2,851
						Outbuilding Total			2,944,328

Accpt Land 389,000 **Accepted Bldg** 2,944,000 **Total** 3,333,000

Map/Lot: R23 10B
Account: 883 Card: 1 of 1 Location: 3900 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.18	Acres-Road Frontage	3,000.00	9,540	100%		9,540
19.34	Acres-Gravel Pit	2,000.00	38,680	100%		38,680
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 24.52		2,986.13 Per Acre			Land Total	73,220

Accpt Land 73,000 **Accepted Bldg** 0 **Total** 73,000

Map/Lot: R23 57
Account: 884 Card: 1 of 1 Location: WASHINGTON TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	04/09/2015
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-Back Land	500.00	13,500	100%		13,500
4.00	Acres-Under Water	.00		100%		0
Total Acres 31.00		435.48 Per Acre		Land Total		13,500

Accpt Land	14,000	**Accepted Bldg**	0	**Total**	14,000

Map/Lot: R24 23
Account: 885 Card: 1 of 1 Location: 300 COTTAGE POINT RD

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/04/2018
Sale Price	120,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Baselot (Frct)	121,867	32,904	65%		21,388
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	55%		11,000
Total Acres 0.27		119,955.56 Per Acre			Land Total	32,388

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	408 Sqft	Grade SC100	Base	59,453
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,307
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,071
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	None	None	Good	Basic	56,075

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	38,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1995	96	E 100	720	Fair	79%	100%	100%	569
Shed	1997	128	E 100	960	Fair	81%	100%	100%	778
Deck	2006	128	C 100	1,152	Avg.	91%	100%	100%	1,048
714 SFLA		53.40 = $/SFLA (4)					Outbuilding Total		2,395

Accpt Land 32,000 **Accepted Bldg** 41,000 **Total** 73,000

Map/Lot: R19 21
Account: 886 Card: 1 of 1 Location: 1284 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.57	Acres-Road Frontage	3,000.00	16,710	100%		16,710
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.57		7,491.41 Per Acre		Land Total		56,710

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,044 Sqft	Grade C 100	Base	121,388
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1850	0	Standard	Standard	Fair	Basic	117,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	63,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	352	C 100	18,733	Fair	54%	100%	100%	10,116
Shed	1850	264	C 100	2,640	Fair	54%	100%	100%	1,426
Gar	1850	528	E 100	9,853	Fair	54%	100%	100%	5,321
2 Barn	1850	2040	E 100	46,588	Poor	46%	50%	100%	10,715
Green House Hoop	1971	144	E 100	395	Avg.	69%	100%	100%	273
Enclosed Fr Porch	1996	168	E 100	5,774	Avg.	85%	100%	100%	4,908
1,566 SFLA		40.50 = $/SFLA (4)				Outbuilding Total			32,759

Accpt Land 57,000 **Accepted Bldg** 96,000 **Total** 153,000

Map/Lot: R 6 6
Account: 887 Card: 1 of 1 Location: 212 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/30/2003
Sale Price	157,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.70	Acres-Road Frontage	3,000.00	2,100	100%		2,100
6.70	Acres-Back Land	500.00	3,350	100%		3,350
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.40		4,835.11 Per Acre			Land Total	45,450

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	878 Sqft	Grade B 100	Base	161,714
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 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	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	1962	Standard	Standard	Good	Basic	169,159

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	135,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	114	B 100	6,897	Good	80%	100%	100%	5,518
Shed	1997	80	E 100	600	Avg.	86%	100%	100%	516
1.5 Fr	2007	120	B 100	10,705	Good	94%	100%	100%	10,063
(U)Basement	2007	120	B 100	2,534	Good	94%	100%	100%	2,382
1.75 Fr	2007	504	B 100	50,981	Good	94%	100%	100%	47,922
(U)Basement	2007	504	B 100	10,644	Good	94%	100%	100%	10,005
1.75 Gar	2007	864	B 100	40,851	Good	94%	100%	100%	38,400
1,536 SFLA		88.10 = $/SFLA (4)				Outbuilding Total			114,806

Accpt Land 45,000 **Accepted Bldg** 250,000 **Total** 295,000

Map/Lot: R22 26B
Account: 888 Card: 1 of 1 Location: 174 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/11/2013
Sale Price	69,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1972 BENDIX 23 X 30
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre			Land Total	40,000

Dwelling Description **Replacement Cost New**

Doublewide	One Story	690 Sqft	Grade E 50	Base	27,324
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-1,951
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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	Standard	Standard	Fair	Basic	25,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	59%	100%	100%	14,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	80	E 100	540	Fair	88%	100%	100%	475
Gar	1996	672	E 100	12,539	Fair	80%	100%	100%	10,031
Enclosed Fr Porch	2002	160	E 100	5,500	Fair	85%	100%	100%	4,675
Deck	2006	105	E 100	709	Fair	88%	100%	100%	624
Shed	2006	96	E 100	720	Fair	88%	100%	100%	634
Shed	2011	240	E 100	1,800	Fair	93%	100%	100%	1,674
690 SFLA		21.70 = $/SFLA (4)					Outbuilding Total		18,113

Accpt Land 40,000 **Accepted Bldg** 33,000 **Total** 73,000

Map/Lot: U 9 28
Account: 889 Card: 1 of 1 Location: 120 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/01/1987
Sale Price	74,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Baselot (Frct)	86,617.21	16,457	100%		16,457
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.19		165,563.16 Per Acre		Land Total		31,457

Dwelling Description

Cape Cod	One & 1/2 Story	910 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	120,579
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	120,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	74,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	120	C 110	1,188	Avg.	62%	100%	100%	737
Open Fr Porch	1998	69	C 100	1,634	Avg.	86%	100%	100%	1,405
Shed	2006	64	E 100	480	Avg.	91%	100%	100%	437
Shed	2013	96	C 100	960	Avg.	96%	100%	100%	922
1,365 SFLA		54.77 = $/SFLA (4)				Outbuilding Total			3,501

Accpt Land 31,000 **Accepted Bldg** 78,000 **Total** 109,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1998
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Seller Financed
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.98	Acres-Baselot (Frct)	9,063.54	17,946	100%		17,946
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.98		19,164.65 Per Acre		Land Total		37,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1983	384	E 100	7,166	Avg.	77%	100%	100%	5,518
						Outbuilding Total			5,518

Accpt Land 38,000 **Accepted Bldg** 6,000 **Total** 44,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1987
Sale Price	95,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	36,551.36	36,551	100%		36,551
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.00		66,551.00 Per Acre		Land Total		66,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dining 8	1900	1594	C 100	172,152	Avg.	62%	100%	100%	106,734
2nd Floor Fin	1983	552	C 100	29,377	Avg.	77%	100%	100%	22,620
Enclosed Fr Porch	1983	216	C 100	9,899	Avg.	77%	100%	100%	7,622
Deck	1983	40	C 100	360	Avg.	77%	100%	100%	277
						Outbuilding Total			137,253

Accpt Land 67,000 **Accepted Bldg** 137,000 **Total** 204,000

Neighborhood 1	Rt 1 Com A 2		
Zoning/Use	ROUTE 1 COM A		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		

Sale Data

Sale Date	07/01/1988
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Baselot (Frct)	29,173.47	40,259	45%		18,117
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.38		24,722.46 Per Acre		Land Total		34,117

Dwelling Description — **Replacement Cost New**

Gambrel	Two Story	840 Sqft	Grade C 110	Base	145,761
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	933
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,754
Rooms	3				
Bedrooms	2	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	4,136
Attic	None			Attic	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	Standard	Standard	Average	Basic	153,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	122,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	112	C 100	1,008	Avg.	80%	100%	100%	806
Shed	1988	64	E 100	480	Avg.	80%	100%	100%	384
Gar	2004	900	C 100	22,392	Avg.	90%	20%	100%	4,031
1,680 SFLA		73.14 = $/SFLA (4)					Outbuilding Total		5,221

Accpt Land	34,000	**Accepted Bldg**	128,000	**Total**	162,000

Map/Lot: R16 19
Account: 893 Card: 1 of 1 Location: 726 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1999
Sale Price	84,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre		Land Total		36,245

Dwelling Description

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	**Replacement Cost New** Base	112,575
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,003
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	1987	Standard	Standard	Average	Basic	117,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	103,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1960	40	C 100	1,400	Avg.	88%	100%	100%	1,232
Shed	1960	80	E 100	600	Avg.	62%	100%	100%	372
Gar	1978	400	E 100	7,464	Avg.	73%	100%	100%	5,449
Shed	2003	96	E 100	720	Avg.	89%	100%	100%	641
Enclosed Fr Porch	2003	264	C 100	12,099	Avg.	89%	100%	100%	10,768
1,344 SFLA		76.87 = $/SFLA (4)				Outbuilding Total			18,462

Accpt Land 36,000 **Accepted Bldg** 122,000 **Total** 158,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/22/2007
Sale Price	220,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.71	Acres-Back Land	500.00	355	100%		355
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.71		14,891.14 Per Acre		Land Total		40,355

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,352 Sqft	Grade C 100	Base	113,970
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,014
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,864

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	93,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1987	130	E 100	975	Fair	72%	100%	100%	702
Shed	1987	88	E 100	660	Fair	72%	100%	100%	475
Deck	1994	156	C 100	1,404	Avg.	84%	100%	100%	1,179
1.75 Gar	1994	624	E 100	16,764	Avg.	84%	100%	100%	14,082
1.5 Barn	1996	576	E 100	10,312	Avg.	85%	100%	100%	8,765
Shed	1996	144	E 100	1,080	Avg.	85%	100%	100%	918
1 Fr	1999	140	C 100	7,451	Avg.	87%	100%	100%	6,482
Open Fr Porch	2001	160	C 100	3,789	Avg.	88%	100%	100%	3,334
1,352 SFLA		68.87 = $/SFLA (4)				Outbuilding Total			35,937

Accpt Land 40,000 **Accepted Bldg** 129,000 **Total** 169,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1999
Sale Price	63,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.48	Acres-Back Land	500.00	240	100%		240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.48		16,225.81 Per Acre		Land Total		40,240

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,131 Sqft	Grade D 100	Base	84,208
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	16,692
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1815	0	Standard	Standard	Fair	Basic	100,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	54,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1815	200	D 100	7,699	Fair	54%	100%	100%	4,157
1 Fr	1815	494	D 100	22,084	Fair	54%	100%	100%	11,925
(U)Basement	1815	494	D 100	6,639	Fair	54%	100%	100%	3,585
(F)Attic	1815	494	D 100	10,374	Fair	54%	100%	100%	5,602
Shed	1815	396	D 100	3,326	Fair	54%	100%	100%	1,796
1.5 Gar	1815	399	E 100	9,453	Fair	54%	100%	100%	5,105
1,131 SFLA		48.18 = $/SFLA (4)				Outbuilding Total			32,170

Accpt Land 40,000 **Accepted Bldg** 87,000 **Total** 127,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/25/2017
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 4
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
3.00	# -Apartment	2,000.00	6,000	100%		6,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.12	Acres-Back Land	500.00	60	100%		60
Total Acres 0.37		116,378.38 Per Acre		Land Total		43,060

Dwelling Description — **Replacement Cost New**

Colonial	Two & 1/2 Story	999 Sqft	Grade C 110	Base	199,706
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Metal	Roof	1,110
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,143
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,094
Rooms	16				
Bedrooms	8	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	12,408
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Fair	Basic	218,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	54%	70%	100%	82,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	55	C 110	3,220	Fair	54%	70%	100%	1,217
2 Fr	1860	480	C 110	45,519	Fair	54%	70%	100%	17,206
Open Fr Porch	1860	30	C 110	781	Fair	54%	70%	100%	295
Deck	1860	50	C 110	495	Fair	54%	70%	100%	187
2 Fr	1860	715	C 110	67,804	Fair	54%	70%	100%	25,630
2,498 SFLA		33.00 = $/SFLA (4)					Outbuilding Total		44,535

Accpt Land 43,000 **Accepted Bldg** 127,000 **Total** 170,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/24/2003
Sale Price	190,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.74	Acres-Road Frontage	3,000.00	2,220	100%		2,220
3.27	Acres-Back Land	500.00	1,635	100%		1,635
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.01		11,456.74 Per Acre			Land Total	68,855

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,140 Sqft	Grade C 110	Base	141,938
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 1/4 Bmt	Basement	-7,085
Fin. Basement Area	396 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	10,280
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,803
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,693
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Good	Basic	155,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	105,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1870	396	C 110	23,182	Good	68%	100%	100%	15,764
1 Fr	1870	608	C 110	35,594	Good	68%	100%	100%	24,204
Att Gar	1870	576	C 110	13,292	Good	68%	100%	100%	9,039
(U)Basement	1870	576	C 110	10,138	Good	68%	100%	100%	6,894
(U)Attic	1870	576	C 110	5,702	Good	68%	100%	100%	3,877
Swimming Pool	1975	680	C 100	23,419	Avg.	72%	50%	100%	8,431
Patio	1975	1723	C 100	8,339	Avg.	72%	50%	100%	3,002
1.75 Gar	1980	832	C 100	29,802	Avg.	75%	100%	100%	22,352
1,710 SFLA		61.91 = $/SFLA (4)					Outbuilding Total		93,563

Accpt Land 69,000 **Accepted Bldg** 199,000 **Total** 268,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
11.00	Acres-Back Land	500.00	5,500	100%		5,500
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 15.00		1,713.33 Per Acre		Land Total		25,700

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/1992
Sale Price	300,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 28
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.16	Acres-Road Frontage	3,000.00	480	100%		480
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.41		132,878.05 Per Acre		Land Total		54,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Funeral Home 10	1878	4430	C 100	336,016	Good	68%	100%	100%	228,491
2nd Floor Fin	1878	2152	C 100	114,529	Good	68%	100%	100%	77,880
3rd Floor Fin	1878	800	C 100	42,576	Good	68%	100%	100%	28,952
Basement 10	1878	3450	C 100	88,872	Good	68%	100%	100%	60,433
Basement 10 F	1878	400	C 100	21,416	Good	68%	100%	100%	14,563
Canopy	1878	330	C 100	2,904	Good	68%	100%	100%	1,975
Open Fr Porch	1878	173	C 100	4,097	Good	68%	100%	100%	2,786
Open Fr Porch	1878	36	C 100	852	Good	68%	100%	100%	579
Gar	1991	576	C 100	14,331	Good	86%	100%	100%	12,325
							Outbuilding Total		427,984

Accpt Land 54,000 **Accepted Bldg** 428,000 **Total** 482,000

Map/Lot: R14 29A
Account: 900 Card: 1 of 1 Location: 160 MANKTOWN RD

Neighborhood 2	Rural Paved 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/12/2010
Sale Price	2,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
19.00	Acres-Back Land	500.00	9,500	100%		9,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 23.00		2,413.04 Per Acre			Land Total	55,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Huntington/Champ	1992	14X66	B 100	45,408	Poor	30%	100%	100%	13,622
Shed	1992	64	E 100	480	Poor	70%	100%	100%	336
Deck	2007	372	C 100	3,348	Avg.	92%	100%	100%	3,080
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
924 SFLA		134.83 = $/SFLA (4)				Outbuilding Total			17,376

Accpt Land 56,000 **Accepted Bldg** 17,000 **Total** 73,000

Map/Lot: R 2 28
Account: 901 Card: 1 of 1 Location: 59 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/03/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
9.30	Acres-Road Frontage	3,000.00	27,900	100%		27,900
20.45	Acres-Back Land	500.00	10,225	100%		10,225
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 31.75		2,539.37 Per Acre		Land Total		80,625

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	598 Sqft	Grade C 100	Base	67,821
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,196
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	10,507
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1899	0	Standard	Standard	Poor	Basic	77,132

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	35,481

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1899	20	C 100	180	Poor	46%	100%	100%	83
1 Fr	1899	352	C 100	18,733	Poor	46%	100%	100%	8,617
(U)Basement	1899	352	C 100	5,632	Poor	46%	100%	100%	2,591
(U)Attic	1899	352	C 100	3,168	Poor	46%	100%	100%	1,457
1.5 Shed	1899	400	C 100	5,080	Poor	46%	100%	100%	2,337
Shed	1899	30	C 100	300	Poor	46%	100%	100%	138
1.5 Barn	1899	1258	C 100	30,028	Poor	46%	100%	100%	13,813
Shed	1899	128	E 100	960	Poor	46%	100%	100%	442
598 SFLA		59.33 = $/SFLA (4)					Outbuilding Total		29,478

Accpt Land 81,000 **Accepted Bldg** 65,000 **Total** 146,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP
Topography Rolling
Utilities Septic System
Street Right-Of-Way

Sale Data

Sale Date	12/01/1992
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	140,652	30,943	80%		24,755
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.22		185,250.00 Per Acre		Land Total		40,755

Dwelling Description

				Replacement Cost New	
Ranch	One Story	399 Sqft	Grade SC100	Base	41,504
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,256
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-598
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,496
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1993	Standard	Standard	Average	Basic	40,146

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	24,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1960	152	C 100	3,599	Avg.	62%	100%	100%	2,231
Shed	1960	16	C 100	160	Avg.	62%	100%	100%	99
399 SFLA		62.38 = $/SFLA (4)				Outbuilding Total			2,330

Accpt Land 41,000 **Accepted Bldg** 27,000 **Total** 68,000

Map/Lot: U 7 5
Account: 903 Card: 1 of 1 Location: 186 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1967
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	19 70 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Baselot (Frct)	25,006.06	13,503	100%		13,503
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.54		62,042.59 Per Acre		Land Total		33,503

Dwelling Description

Cape Cod	One & 1/2 Story	1,147 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	141,137
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1955	0	Standard	Standard	Average	Basic	141,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	87,505

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1955	248	C 110	12,503	Avg.	62%	100%	100%	7,752
(F)Attic	1955	248	C 110	6,820	Avg.	62%	100%	100%	4,228
Gar	1950	396	E 100	7,389	Avg.	62%	100%	100%	4,581
Canopy	1994	216	E 100	1,426	Avg.	84%	100%	100%	1,198
Shed	1999	100	E 100	750	Avg.	87%	100%	100%	652
1,720 SFLA		50.88 = $/SFLA (4)					Outbuilding Total		18,411

Accpt Land 34,000 **Accepted Bldg** 106,000 **Total** 140,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/29/2003
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17,555	100%		17,555
0.35	Acres-Land Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.19		17,148.40 Per Acre		Land Total		37,555

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,232 Sqft	Grade C 100	Base	105,453
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,244
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1232 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,640
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	1/4 Finished			Attic	10,817
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	Standard	Standard	Average	Basic	146,854

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	133,637

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	448	C 100	4,032	Avg.	91%	100%	100%	3,669
Deck	2005	324	C 100	2,916	Avg.	91%	100%	100%	2,654
Shed	2006	64	E 100	480	Poor	85%	100%	100%	408
Deck	2014	212	C 100	1,908	Avg.	96%	100%	100%	1,832
Shed	2014	252	E 100	1,890	Avg.	96%	100%	100%	1,814
1,232 SFLA		108.47 = $/SFLA (4)				Outbuilding Total			10,377

Accpt Land 38,000 **Accepted Bldg** 144,000 **Total** 182,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	09/14/2010
Sale Price	4,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.83	Acres-Road Frontage	3,000.00	5,490	100%		5,490
9.30	Acres-Back Land	500.00	4,650	100%		4,650
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 11.63		4,053.31 Per Acre			Land Total	47,140

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	108,261
Exterior	Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,185
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	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	Standard	Standard	Average	Basic	106,110

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	65,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	542	C 110	31,730	Avg.	62%	100%	100%	19,673
Shed	1880	280	C 110	3,080	Avg.	62%	100%	100%	1,910
Att Gar	1880	384	C 110	8,862	Avg.	62%	100%	100%	5,494
Deck	1880	64	C 110	634	Avg.	62%	100%	100%	393
Green House Hoop	2008	240	E 100	658	Fair	90%	100%	100%	592
1,152 SFLA		57.11 = $/SFLA (4)					Outbuilding Total		28,062

Accpt Land 47,000 **Accepted Bldg** 94,000 **Total** 141,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/01/1977
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
8.26	Acres-Back Land	500.00	4,130	100%		4,130
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 8.76		4,695.21 Per Acre			Land Total	41,130

Dwelling Description **Replacement Cost New**

Colonial	Two Story	744 Sqft	Grade C 100	Base	122,853
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	751
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,720
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Average	Basic	127,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	78,941

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1870	560	C 100	29,803	Avg.	62%	100%	100%	18,478
(U)Basement	1870	560	C 100	8,960	Avg.	62%	100%	100%	5,555
(F)Attic	1870	280	C 100	7,000	Avg.	62%	100%	100%	4,340
Open Fr Porch	1870	54	C 100	1,279	Avg.	62%	100%	100%	793
Open Fr Porch	1870	120	C 100	2,842	Avg.	62%	100%	100%	1,762
Gar	1870	480	C 100	11,942	Avg.	62%	100%	100%	7,404
1,488 SFLA		53.05 = $/SFLA (4)					Outbuilding Total		38,332

Accpt Land 41,000 **Accepted Bldg** 117,000 **Total** 158,000

Map/Lot: U 4 32
Account: 907 Card: 1 of 1 Location: 235 JEFFERSON ST

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	03/14/2014
Sale Price	270,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
6.00	# -Apartment	2,000.00	12,000	100%		12,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.14	Acres-Road Frontage	3,000.00	420	100%		420
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.39		160,051.28 Per Acre		Land Total		62,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement 8	1900	3945	D 100	81,751	Fair	54%	100%	100%	44,146
Office 8	1900	6272	D 100	375,537	Fair	54%	100%	100%	202,790
2nd Floor Fin	1900	953	D 100	42,604	Fair	54%	100%	100%	23,006
Deck	1900	267	D 100	2,019	Fair	54%	100%	100%	1,090
Deck	1900	78	D 100	590	Fair	54%	100%	100%	319
Deck	1900	72	D 100	544	Fair	54%	100%	100%	294
Deck	1900	128	D 100	968	Fair	54%	100%	100%	523
Deck	1900	240	D 100	1,814	Fair	54%	100%	100%	980
1 Fr	1900	540	D 100	24,141	Fair	54%	100%	100%	13,036
Basement 8 F	1900	1999	D 100	86,108	Fair	54%	100%	100%	46,498
							Outbuilding Total		332,682

Accpt Land 62,000 **Accepted Bldg** 333,000 **Total** 395,000

Map/Lot: R18 52
Account: 908 Card: 1 of 1 Location: 1485 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND RP
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/25/2013
Sale Price	184,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.00	Acres-Road Frontage	3,000.00	21,000	100%		21,000
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.00		6,110.00 Per Acre			Land Total	61,100

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	458 Sqft	Grade C 110	Base	82,182
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	83,385

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	56,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	256	C 110	14,986	Good	68%	100%	100%	10,190
Open Fr Porch	1900	108	C 110	2,813	Good	68%	100%	100%	1,913
Deck	1900	256	C 110	2,534	Good	68%	100%	100%	1,723
1 Fr	1900	644	C 110	37,701	Good	68%	100%	100%	25,637
Deck	1900	168	C 110	1,663	Good	68%	100%	100%	1,131
1.5 Shed	1900	572	C 110	7,990	Good	68%	100%	100%	5,433
Open Shed	1900	308	C 110	2,710	Good	68%	100%	100%	1,843
Shed	1900	100	E 100	750	Fair	54%	100%	100%	405
687 SFLA		82.54 = $/SFLA (4)						Outbuilding Total	48,275

Accpt Land 61,000 **Accepted Bldg** 105,000 **Total** 166,000

Map/Lot: U 4 49
Account: 909 Card: 1 of 1 Location: 258 JEFFERSON ST

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/1990
Sale Price	62,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Baselot (Frct)	213,189	23,451	100%		23,451
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.11		395,009.09 Per Acre		Land Total		43,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1985	1288	C 100	71,394	Good	82%	100%	100%	58,543
Deck	1985	66	C 100	594	Good	83%	100%	100%	493
							Outbuilding Total		59,036

Accpt Land 43,000 **Accepted Bldg** 59,000 **Total** 102,000

Map/Lot: U 2 20A-16
Account: 910 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 16

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	04/19/2005
Sale Price	21,900
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1979 SKYLINE 14 X 66 4-1-10
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline Homette.	1979	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Shed	1988	96	E 100	720	Poor	66%	100%	100%	475
924 SFLA		74.20 = $/SFLA (4)				Outbuilding Total			12,335

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: R16 59B
Account: 912 Card: 1 of 1 Location: 575 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	06/01/1992
Sale Price	6,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Back Land	500.00	980	100%		980
Total Acres 1.96		500.00 Per Acre		Land Total		980

Accpt Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/09/2010
Sale Price	77,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.09	Acres-Road Frontage	3,000.00	270	100%		270
Total Acres 0.34		121,382.35 Per Acre		Land Total		41,270

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,080 Sqft	Grade C 100	Base	155,079
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 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	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	8,460
Attic	Floor & Stairs			Attic	5,400
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Average	Basic	168,939

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	104,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1870	450	C 100	23,949	Avg.	62%	100%	100%	14,848
(U)Basement	1870	450	C 100	7,200	Avg.	62%	100%	100%	4,464
(U)Attic	1870	450	C 100	4,050	Avg.	62%	100%	100%	2,511
1 Fr	1870	450	C 100	23,949	Avg.	62%	100%	100%	14,848
(U)Basement	1870	450	C 100	7,200	Avg.	62%	100%	100%	4,464
(U)Attic	1870	450	C 100	4,050	Avg.	62%	100%	100%	2,511
Shed	2006	120	E 100	900	Avg.	91%	100%	100%	819
Deck	2006	128	E 100	864	Avg.	91%	100%	100%	786
Deck	2012	144	E 100	972	Avg.	95%	100%	100%	923
2,160 SFLA		48.49 = $/SFLA (4)					Outbuilding Total		46,174

Accpt Land 41,000 **Accepted Bldg** 151,000 **Total** 192,000

Map/Lot: U 4 114
Account: 914 Card: 1 of 1 Location: 27 PLEASANT ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1986
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.11	Acres-Back Land	500.00	55	100%		55
Total Acres 0.36		102,930.56 Per Acre		Land Total		37,055

Dwelling Description **Replacement Cost New**

Colonial	Two Story	884 Sqft	Grade C 100	Base	171,263
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	Floor & Stairs			Attic	4,420
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	184,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	114,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 M	1900	504	C 100	49,533	Avg.	62%	100%	100%	30,710
(U)Basement	1900	504	C 100	8,064	Avg.	62%	100%	100%	5,000
Open Fr Porch	1900	126	C 100	2,984	Avg.	62%	100%	100%	1,850
1,768 SFLA		64.56 = $/SFLA (4)					Outbuilding Total		37,560

Accpt Land 37,000 **Accepted Bldg** 152,000 **Total** 189,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	T HOFFMAN
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
20	$/LF -Water Frontage	150.00	3,000	100%		3,000
0.20	Acres-Water Acreage	.00		100%		0
0.10	Acres-Road Frontage	3,000.00	300	100%		300
2.70	Acres-Back Land	500.00	1,350	100%		1,350
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		19,930.00 Per Acre		Land Total		99,650

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	782 Sqft	Grade C 100	Base	77,794
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,948
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,165
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	Floor & Stairs			Attic	3,910
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	2006	Standard	Standard	Good	Basic	81,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	80,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	464	C 100	24,694	Good	98%	100%	100%	24,200
Open Fr Porch	1830	24	C 100	568	Good	98%	100%	100%	557
Gar	1830	240	C 100	5,971	Good	98%	100%	100%	5,852
782 SFLA		102.51 = $/SFLA (4)				Outbuilding Total			30,609

Accpt Land 100,000 **Accepted Bldg** 111,000 **Total** 211,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/01/1987
Sale Price	9,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		19,000.00 Per Acre		Land Total		38,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,396 Sqft	Grade C 110	Base	184,373
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,004
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	8,272
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Supier	Supier	Average	Basic	196,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	171,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1999	24	C 110	625	Avg.	87%	100%	100%	544
Att Gar	1999	576	C 110	13,292	Avg.	87%	100%	100%	11,564
Overhang	1999	44	C 110	1,674	Avg.	87%	100%	100%	1,456
Deck	1999	220	C 110	2,178	Avg.	87%	100%	100%	1,895
Shed	2002	120	E 100	900	Avg.	89%	100%	100%	801
2,443 SFLA		70.03 = $/SFLA (4)					Outbuilding Total		16,260

Accpt Land 38,000 **Accepted Bldg** 187,000 **Total** 225,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description — Replacement Cost New

Modular Home	One Story	1,456 Sqft	Grade C 100	Base	120,428
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,975
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,169
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Standard	Standard	Average	Basic	127,392

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	123,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2016	192	C 100	1,728	Avg.	97%	100%	100%	1,676
Box Trailer	1990	1	C 100	500	Avg.	81%	100%	100%	405
1,456 SFLA		84.87 = $/SFLA (4)					Outbuilding Total		2,081

Accpt Land 40,000 **Accepted Bldg** 126,000 **Total** 166,000

Map/Lot: U 3 22
Account: 918 Card: 1 of 1 Location: 156 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/19/2003
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Baselot (Frct)	90,550.91	21,732	100%		21,732
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.24		153,050.00 Per Acre		Land Total		36,732

Dwelling Description

Colonial	Two Story	744 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	122,853
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,095
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Full Finished			Attic	26,152
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	Standard	Standard	Average	Basic	154,920

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	96,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1900	320	C 100	27,587	Avg.	62%	100%	100%	17,104
Enclosed Fr Porch	1900	160	C 100	7,333	Avg.	62%	100%	100%	4,546
2 Barn	1900	480	C 100	14,616	Avg.	62%	100%	100%	9,062
Deck	1900	56	C 100	504	Avg.	62%	100%	100%	312
1,488 SFLA		64.55 = $/SFLA (4)					Outbuilding Total		31,024

Accpt Land 37,000 **Accepted Bldg** 127,000 **Total** 164,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170
	171
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Sale Data

Sale Date	09/01/1999
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.50		13,428.57 Per Acre		Land Total		47,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,180 Sqft	Grade C 110	Base	164,765
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,385
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	2003	Standard	Standard	Average	Basic	171,252

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	164,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1976	1	C 110	2,200	Avg.	96%	100%	100%	2,112
Bay Window	1976	6	C 110	845	Avg.	96%	100%	100%	811
Deck	2002	351	C 110	3,475	Avg.	89%	100%	100%	3,093
Entry	2003	208	C 110	8,008	Avg.	89%	100%	100%	7,127
1.5 Att Gar	2003	780	C 110	22,857	Avg.	89%	100%	100%	20,343
Deck	2003	48	C 110	475	Avg.	89%	100%	100%	423
Swimming Pool	2007	525	C 110	19,889	Avg.	92%	40%	100%	7,319
Deck	2007	350	C 110	3,465	Avg.	92%	100%	100%	3,188
2,065 SFLA		79.61 = $/SFLA (4)				Outbuilding Total			44,416

Accpt Land 47,000 **Accepted Bldg** 209,000 **Total** 256,000

Map/Lot: U12 1A
Account: 920 Card: 1 of 1 Location: 1325 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	01/13/2016
Sale Price	1,419,232
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 18
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
0.12	Acres-Road Frontage	3,000.00	360	100%		360
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.12		133,352.68 Per Acre		Land Total		149,355

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 16	2015	8320	C 100	547,373	Avg.	97%	100%	100%	530,952
Concrete Pad	2015	1722	C 100	17,220	Avg.	97%	100%	100%	16,703
Open Fr Porch	2015	120	C 100	2,842	Avg.	97%	100%	100%	2,757
Open Fr Porch	2015	28	C 100	663	Avg.	97%	100%	100%	643
Fencing	2015	580	C 100	8,294	Avg.	97%	100%	100%	8,045
							Outbuilding Total		559,100

Accpt Land 149,000 **Accepted Bldg** 559,000 **Total** 708,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A SHORELAND LC
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1990
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	77%		34,650
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
3.80	Acres-Back Land	500.00	1,900	100%		1,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.30		9,214.29 Per Acre			Land Total	58,050

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	744 Sqft	Grade C 110	Base	135,138
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,092
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	Standard	Standard	Average	Basic	139,230

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	86,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	390	C 110	22,832	Avg.	62%	100%	100%	14,156
(U)Attic	1900	390	C 110	3,861	Avg.	62%	100%	100%	2,394
(U)Basement	1900	195	C 110	3,432	Avg.	62%	100%	100%	2,128
Gar	1990	576	E 100	10,748	Avg.	81%	100%	100%	8,706
Deck	2000	162	C 110	1,604	Avg.	87%	100%	100%	1,395
1,488 SFLA		58.01 = $/SFLA (4)					Outbuilding Total		28,779

Accpt Land	58,000	**Accepted Bldg**	115,000	**Total**	173,000

Map/Lot: R 9 41- 3
Account: 922 Card: 1 of 1 Location: 1143 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	3 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 5

Sale Data

Sale Date	10/05/2018
Sale Price	149,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Baselot (Frct)	50,508.58	31,820	100%		31,820
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.63		82,253.97 Per Acre			Land Total	51,820

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	528 Sqft	Grade C 100	Base	90,899
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,981
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,848
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	2005	Standard	Standard	Average	Basic	85,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	53,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1992	126	C 100	6,706	Avg.	82%	100%	100%	5,499
Deck	2005	156	C 100	1,404	Avg.	91%	100%	100%	1,278
Stairs	2005	48	C 100	576	Avg.	91%	100%	100%	524
Dock	2005	64	C 100	976	Avg.	91%	100%	100%	888
Float	2005	80	C 100	2,940	Avg.	91%	100%	100%	2,675
Shed	2009	80	C 100	800	Avg.	93%	100%	100%	744
Deck	2011	96	C 100	864	Avg.	94%	100%	100%	812
924 SFLA		58.00 = $/SFLA (4)				Outbuilding Total			12,420

Accpt Land 52,000 **Accepted Bldg** 66,000 **Total** 118,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/28/2012
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.35	Acres-Back Land	500.00	675	100%		675
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.85		20,364.86 Per Acre		Land Total		37,675

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 110	Base	101,871
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,120
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,652
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	Standard	Standard	Average	Basic	104,643

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	70,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1968	384	C 110	10,509	Avg.	67%	100%	100%	7,041
1,008 SFLA		69.55 = $/SFLA (4)				Outbuilding Total			7,041

Accpt Land	38,000	Accepted Bldg	77,000	Total	115,000

Map/Lot: R13 5
Account: 924 Card: 1 of 1 Location: 2956 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 5 6
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	12/01/1986
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.00		27,666.67 Per Acre		Land Total		83,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 12	1998	2968	A 100	302,979	Avg.	86%	100%	100%	260,562
Entry	1998	28	A 100	2,068	Avg.	86%	100%	100%	1,778
						Outbuilding Total			262,340

Accpt Land	83,000	**Accepted Bldg**	262,000	**Total**	345,000

Map/Lot: R 6 5
Account: 925 Card: 1 of 1 Location: 253 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	12,230.86	18,346	100%		18,346
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		25,564.00 Per Acre		Land Total		38,346

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,000 Sqft	Grade C 100	Base	116,714
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,770
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Average	Basic	112,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	70,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	210	C 100	2,100	Avg.	62%	100%	100%	1,302
1.5 Shed	1900	480	E 100	4,572	Fair	54%	100%	100%	2,469
Shed	1900	1200	E 100	9,000	Poor	46%	50%	100%	2,070
Shed	1900	270	E 100	2,025	Fair	54%	100%	100%	1,094
Shed	1900	80	E 100	600	Fair	54%	100%	100%	324
1,500 SFLA		46.68 = $/SFLA (4)				Outbuilding Total			7,259

Accpt Land 38,000 **Accepted Bldg** 77,000 **Total** 115,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.87	Acres-Road Frontage	3,000.00	2,610	100%		2,610
31.43	Acres-Back Land	500.00	15,715	100%		15,715
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 34.30		1,707.73 Per Acre		Land Total		58,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2011	224	E 100	1,680	Avg.	94%	100%	100%	1,579
Forest Park M/H	1988	14X67	B 100	46,096	Poor	30%	100%	100%	13,829
Deck	1988	64	E 100	432	Avg.	80%	100%	100%	346
Shed	1988	80	E 100	600	Avg.	80%	100%	100%	480
Shed	1988	48	E 100	360	Avg.	80%	100%	100%	288
Deck	1988	32	E 100	216	Avg.	80%	100%	100%	173
1 Fr	2013	200	E 100	7,983	Avg.	96%	100%	100%	7,664
Shed	2013	120	E 100	900	Avg.	96%	100%	100%	864
Solar Panel	2014	4	C 100	800	Avg.	96%	100%	100%	768
938 SFLA		89.40 = $/SFLA (4)				Outbuilding Total			25,991

Accpt Land 59,000 **Accepted Bldg** 26,000 **Total** 85,000

Map/Lot: U 2 20A-49
Account: 927 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 49

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1999
Sale Price	2,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1990	14X56	C 100	33,544	Fair	40%	100%	100%	13,418
Open Fr Porch	1990	60	E 100	1,066	Fair	75%	100%	100%	800
784 SFLA		124.07 = $/SFLA (4)				Outbuilding Total			14,218

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/24/2016
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.90	Acres-Road Frontage	3,000.00	8,700	100%		8,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.90		9,938.78 Per Acre		Land Total		48,700

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,131 Sqft	Grade C 100	Base	101,250
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,264
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	1/4 Finished			Attic	9,930
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Average	Basic	113,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	70,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	88	C 100	4,683	Avg.	62%	100%	100%	2,903
1.5 Shed	1860	836	C 100	10,617	Avg.	62%	100%	100%	6,583
1.75 Barn	1985	1200	C 100	32,484	Avg.	78%	100%	100%	25,338
Deck	2007	384	C 100	3,456	Avg.	92%	100%	100%	3,180
1,131 SFLA		62.20 = $/SFLA (4)				Outbuilding Total			38,004

Accpt Land 49,000 **Accepted Bldg** 108,000 **Total** 157,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1979
Sale Price	42,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	21 70 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.62	Acres-Baselot (Frct)	11,589.39	18,775	100%		18,775
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.62		23,935.19 Per Acre		Land Total		38,775

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	704 Sqft	Grade C 110	Base	103,736
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Standard	Standard	Average	Basic	107,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	66,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1960	264	C 110	15,455	Avg.	62%	100%	100%	9,582
(U)Basement	1960	264	C 110	4,646	Avg.	62%	100%	100%	2,881
Open Fr Porch	1960	105	C 110	2,735	Avg.	62%	100%	100%	1,696
Gar	1982	880	E 100	16,420	Avg.	76%	100%	100%	12,479
1,056 SFLA		63.31 = $/SFLA (4)					Outbuilding Total		26,638

Accpt Land 39,000 **Accepted Bldg** 93,000 **Total** 132,000

Map/Lot: R 9 40
Account: 930 Card: 1 of 1 Location: 1079 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/13/2014
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Baselot (Frct)	43,108.66	34,056	100%		34,056
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.79		68,425.32 Per Acre		Land Total		54,056

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	902 Sqft	Grade C 100	Base	110,077
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-460
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Good	Basic	111,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	75,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1890	42	C 100	995	Good	68%	100%	100%	677
Deck	1890	45	C 100	405	Good	68%	100%	100%	275
Gar	1980	720	C 100	17,914	Avg.	75%	100%	100%	13,436
Enclosed Fr Porch	1980	144	C 100	6,600	Avg.	75%	100%	100%	4,950
1,353 SFLA		56.04 = $/SFLA (4)					Outbuilding Total		19,338

Accpt Land 54,000 **Accepted Bldg** 95,000 **Total** 149,000

Map/Lot: R19 34
Account: 931 Card: 1 of 1 Location: 472 CASTNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
26.75	Acres-Unimprov. R/W	300.00	8,025	100%		8,025
Total Acres 26.75		300.00 Per Acre			Land Total	8,025

Accpt Land 8,000 **Accepted Bldg** 0 **Total** 8,000

Map/Lot: R24 37
Account: 932 Card: 1 of 1 Location: 753 JACKSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/30/2004
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Acres-Blueberry Land	2,000.00	28,000	100%		28,000
Total Acres 14.00		2,000.00 Per Acre			Land Total	28,000

Accpt Land 28,000 **Accepted Bldg** 0 **Total** 28,000

Map/Lot: R24 39
Account: 933 Card: 1 of 1 Location: 1201 JACKSON RD

Neighborhood	3 Rural Dirt 2
Tree Growth	1999
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/23/2003
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1999		
Reference 2	TREE GROWTH 1999		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
17.00	Acres-Softwood TG	337.00	5,729	100%		5,729
29.00	Acres-Mixed Wood TG	408.00	11,832	100%		11,832
10.00	Acres-Back Land	500.00	5,000	100%		5,000
Total Acres 58.00		544.16 Per Acre		Land Total		31,561

Accpt Land	32,000	**Accepted Bldg**	0	**Total**	32,000

Map/Lot: R24 18
Account: 934 Card: 1 of 1 Location: 450 COTTAGE POINT RD

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	3 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	8

Sale Data

Sale Date	02/09/2004
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.36	Acres-Back Land	500.00	13,680	100%		13,680
14.00	Acres-Under Water	.00		100%		0
Total Acres 41.36		330.75 Per Acre		Land Total		13,680

Accpt Land	14,000	**Accepted Bldg**	0	**Total**	14,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	1978 Broadmore 12 X 62 4-1-2016
Tran/Land/Bldg	1 0 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Broadmore M/H	1978	12X62	C 100	34,224	Fair	40%	100%	100%	13,690
Shed	2015	48	E 100	360	Fair	96%	100%	100%	346
744 SFLA		149.14 = $/SFLA (4)					Outbuilding Total		14,036

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Map/Lot: R 2 32
Account: 936 Card: 1 of 1 Location: 101 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Level
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Baselot (Frct)	38,169.29	35,879	50%		17,940
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.94		29,723.40 Per Acre			Land Total	27,940

Accpt Land 28,000 **Accepted Bldg** 0 **Total** 28,000

Map/Lot: R 2 45
Account: 937 Card: 1 of 1 Location: 363 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1967 960 SF HOME
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
6.40	Acres-Road Frontage	3,000.00	19,200	100%		19,200
16.60	Acres-Back Land	500.00	8,300	100%		8,300
6.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
9.00	# -Per Unit	12,000.00	108,000	100%		108,000
Total Acres 31.00		5,741.94 Per Acre		Land Total		178,000

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade E 100	Base	67,894
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Poor	Basic	67,894

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	31,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1967	96	E 100	3,300	Poor	46%	100%	100%	1,518
Deck	1967	36	E 100	243	Poor	46%	100%	100%	112
960 SFLA		32.53 = $/SFLA (4)				Outbuilding Total			1,630

Accpt Land 178,000 **Accepted Bldg** 33,000 **Total** 211,000

Map/Lot: R 2 45
Account: 938 Card: 1 of 1 Location: 383 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/15/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	1986 2S 576 SF HOME
Tran/Land/Bldg	1 0 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Dwelling Description

Salt Box	Two Story	576 Sqft	Grade SC75	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	60,195
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1986	0	Standard	Standard	Poor	Basic	57,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	36,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1986	336	SC75	8,662	Poor	63%	100%	100%	5,457
Barn	2011	240	E 100	3,384	Avg.	94%	100%	100%	3,181
Canopy	2011	240	E 100	1,584	Avg.	94%	100%	100%	1,489
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,152 SFLA		31.58 = $/SFLA (4)					Outbuilding Total		10,465

Accpt Land	0	**Accepted Bldg**	47,000	**Total**	47,000

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1965
Sale Price	2,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Dwelling Description

Cape Cod	One Story	674 Sqft	Grade E 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	54,440
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,906
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,882
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	Standard	Standard	Poor	Basic	61,416

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	46%	50%	100%	14,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	216	E 100	8,622	Poor	46%	50%	100%	1,983
Barn	1880	962	E 100	13,564	Poor	46%	100%	100%	6,239
Deck	2012	384	C 100	3,456	Avg.	95%	100%	100%	3,283
674 SFLA		20.96 = $/SFLA (4)					Outbuilding Total		11,505

Accpt Land	0	**Accepted Bldg**	26,000	**Total**	26,000

Map/Lot: R 2 45
Account: 940 Card: 1 of 1 Location: 461 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Richardson	M/H	1965	12X52	B 100	32,968	Fair	40%	100%	100%	13,187
Cover-It		2015	240	C 100	480	Avg.	97%	100%	100%	466
624 SFLA			43.77 = $/SFLA (4)				Outbuilding Total			13,653

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Map/Lot: R 2 45A
Account: 941 Card: 1 of 1 Location: 379 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Baselot (Frct)	58,560.45	29,866	50%		14,933
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	60%		12,000
Total Acres 0.51		52,809.80 Per Acre			Land Total	26,933

Dwelling Description

					Replacement Cost New
Colonial	Two Story	1,056 Sqft	Grade SC75	Base	87,629
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	7	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,112	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Economy	Standard	Poor	Basic	87,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	51%	72%	100%	32,177

Accpt Land 27,000 **Accepted Bldg** 32,000 **Total** 59,000

Map/Lot: R 2 54A
Account: 942 Card: 1 of 1 Location: 318 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1993
Sale Price	20,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	39,349.01	35,414	50%		17,707
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 0.90		55,230.00 Per Acre		Land Total		49,707

Dwelling Description

					Replacement Cost New
Ranch	One Story	960 Sqft	Grade SC75	Base	50,920
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,080
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,700
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	Standard	Standard	Average	Basic	48,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	80%	100%	34,509

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1989	400	E 100	15,966	Poor	67%	100%	100%	10,697
Deck	2005	160	E 100	1,080	Poor	84%	100%	100%	907
Oakbrook	1971	12X60	C 100	33,120	Poor	30%	100%	100%	9,936
Enclosed Fr Porch	1993	224	E 100	7,700	Poor	71%	100%	100%	5,467
Enclosed Fr Porch	1993	72	E 100	2,475	Poor	71%	100%	100%	1,757
Enclosed Fr Porch	1993	144	E 100	4,950	Poor	71%	100%	100%	3,514
Deck	1993	64	E 100	432	Poor	71%	100%	100%	307
Shed	1993	160	E 100	1,200	Poor	71%	100%	100%	852
1,680 SFLA		20.54 = $/SFLA (4)				Outbuilding Total			33,437

Accpt Land 50,000 **Accepted Bldg** 68,000 **Total** 118,000

Map/Lot: R 1 81
Account: 943 Card: 1 of 1 Location: 123 BROOKS LN

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
363	$/LF -Water Frontage	150.00	54,450	100%		54,450
3.63	Acres-Water Acreage	.00		100%		0
25.35	Acres-Back Land	500.00	12,675	100%		12,675
Total Acres 30.98		7,008.55 Per Acre		Land Total		217,125

Accpt Land 217,000 **Accepted Bldg** 0 **Total** 217,000

Map/Lot: R 9 35
Account: 944 Card: 1 of 1 Location: 1003 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/18/2017
Sale Price	92,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Frct)	102,257	23,519	80%		18,815
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.23		168,760.87 Per Acre		Land Total		38,815

Dwelling Description / **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade D 100	Base	65,926
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,290
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
1954	0	Standard	Standard	Fair	Basic	59,772

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	32,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1954	60	D 100	1,194	Fair	54%	100%	100%	645
Shed	1954	128	E 100	960	Fair	54%	100%	100%	518
1 Fr	2002	256	C 100	13,624	Avg.	89%	100%	100%	12,125
Open Fr Porch	2002	96	C 100	2,273	Avg.	89%	100%	100%	2,023
Shed	2006	64	C 100	640	Avg.	91%	100%	100%	582
768 SFLA		42.03 = $/SFLA (4)				Outbuilding Total			15,893

Accpt Land	39,000	Accepted Bldg	48,000	Total	87,000

Map/Lot: R15 57C
Account: 945 Card: 1 of 1 Location: 33 HEYER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.35	Acres-Road Frontage	3,000.00	13,050	100%		13,050
4.80	Acres-Back Land	500.00	2,400	100%		2,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.15		4,973.09 Per Acre			Land Total	55,450

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	1,280 Sqft	Grade C 100	Base	158,818
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	-9,651
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,338
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	2007	Standard	Standard	Average	Basic	157,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	121,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Barn	1983	1024	C 100	27,720	Avg.	77%	100%	100%	21,344
Deck	2010	224	C 100	2,016	Avg.	94%	100%	100%	1,895
Gar	2014	520	C 100	12,938	Avg.	96%	100%	100%	12,420
Canopy	2014	200	C 100	1,760	Avg.	96%	100%	100%	1,690
2,240 SFLA		54.04 = $/SFLA (4)				Outbuilding Total			37,349

Accpt Land 55,000 **Accepted Bldg** 158,000 **Total** 213,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	03/01/1986
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 1 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	# -Per Unit	12,000.00	60,000	100%		60,000
3.40	Acres-Land Acreage	.00		100%		0
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.40		19,117.65 Per Acre		Land Total		65,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	1967	728	C 100	2,468	Poor	46%	500%	100%	5,675
Hauser M/H	1988	14X52	B 100	35,776	Poor	30%	100%	100%	10,733
Commodore M/H	1988	14X56	A 100	41,888	Poor	30%	100%	100%	12,566
Burlington M/H	2005	14X52	A 100	38,896	Avg.	51%	100%	100%	19,837
Burlington M/H	2006	14X52	A 100	38,896	Avg.	51%	100%	100%	19,837
Burlington M/H	1990	14X56	A 100	41,888	Poor	30%	100%	100%	12,566
Deck	1990	48	C 100	432	Fair	75%	100%	100%	324
3,752 SFLA		52.40 = $/SFLA (4)				Outbuilding Total			81,538

Accpt Land 65,000 **Accepted Bldg** 82,000 **Total** 147,000

Map/Lot: R18 3A
Account: 947 Card: 1 of 1 Location: 148 FEYLERS CORNER RD

Neighborhood 2	Rural Paved 2
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170

Sale Data

Sale Date	07/01/1999
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1984 OXFORD 28 X 44		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 21.00		3,433.33 Per Acre			Land Total	72,100

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,232 Sqft	Grade C 100	Base	106,519
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Fair	Basic	108,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	75,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	409	C 100	3,681	Avg.	79%	100%	100%	2,908
Deck	2000	54	C 100	486	Avg.	87%	100%	100%	423
Gar	2000	768	C 100	19,108	Avg.	87%	100%	100%	16,624
1,232 SFLA		61.59 = $/SFLA (4)					Outbuilding Total		19,955

Accpt Land	72,000	Accepted Bldg	96,000	Total	168,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/22/2005
Sale Price	157,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.56	Acres-Road Frontage	3,000.00	1,680	100%		1,680
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.56		16,281.25 Per Acre		Land Total		41,680

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	99,403
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,175
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	Standard	Standard	Good	Basic	104,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	71,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1780	960	C 100	51,091	Good	68%	100%	100%	34,742
(U)Attic	1780	960	C 100	8,640	Good	68%	100%	100%	5,875
Open Fr Porch	1780	40	C 100	947	Good	68%	100%	100%	644
1 Fr	1780	300	C 100	15,966	Good	68%	100%	100%	10,857
Shed	1780	280	C 100	2,800	Good	68%	100%	100%	1,904
1.5 Shed	1780	600	C 100	7,620	Good	68%	100%	100%	5,182
1,152 SFLA		61.73 = $/SFLA (4)				Outbuilding Total			59,204

Accpt Land 42,000 **Accepted Bldg** 130,000 **Total** 172,000

Map/Lot: R18 3B
Account: 949 Card: 1 of 1 Location: 110 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.45	Acres-Road Frontage	3,000.00	10,350	100%		10,350
1.86	Acres-Back Land	500.00	930	100%		930
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.31		7,015.05 Per Acre			Land Total	51,280

Dwelling Description — Replacement Cost New

Cape Cod	One & 3/4 Story	960 Sqft	Grade C 110	Base	141,490
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,754
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	139,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	110,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1986	160	C 110	8,066	Avg.	79%	100%	100%	6,372
1.5 Gar	1991	616	C 110	21,405	Avg.	82%	100%	100%	17,552
Shed	1991	110	E 100	825	Avg.	82%	100%	100%	676
Sunspace	2001	160	C 110	9,372	Avg.	88%	100%	100%	8,247
1,680 SFLA		65.54 = $/SFLA (4)				Outbuilding Total			32,847

Accpt Land 51,000 **Accepted Bldg** 143,000 **Total** 194,000

Map/Lot: U10 10-58
Account: 950 Card: 1 of 1 Location: 58 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/01/1988
Sale Price	23,200
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1988 FOREST PARK 14 X 60 4-1-88
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 20 70 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Forest Park	M/H	1988	14X56	B 100	38,528	Avg.	51%	100%	100%	19,649
Entry		1988	112	E 100	2,940	Poor	66%	100%	100%	1,940
Shed		1988	80	E 100	600	Poor	66%	100%	100%	396
784 SFLA			165.51 = $/SFLA (4)				Outbuilding Total			21,985

Accpt Land 0 **Accepted Bldg** 22,000 **Total** 22,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1999
Sale Price	18,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1973 OLYMPIAN 14 X 65		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre		Land Total		36,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Olympian.....M/H	1973	14X61	C 100	36,539	Poor	30%	100%	100%	10,962
Entry	1973	36	E 100	945	Poor	49%	100%	100%	463
Entry	1973	36	E 100	945	Poor	49%	100%	100%	463
Shed	1973	98	E 100	735	Poor	49%	100%	100%	360
854 SFLA		164.78 = $/SFLA (4)				Outbuilding Total			12,248

Accpt Land	36,000	**Accepted Bldg**	12,000	**Total**	48,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Baselot (Frct)	57,769.84	30,040	50%		15,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.52		67,346.15 Per Acre		Land Total		35,020

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	880 Sqft	Grade C 110	Base	119,157
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,163
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1979	Standard	Standard	Average	Basic	125,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	104,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	144	C 110	8,430	Avg.	83%	100%	100%	6,997
Deck	1900	144	C 110	1,426	Avg.	83%	100%	100%	1,184
Entry	1900	60	C 110	2,310	Avg.	83%	100%	100%	1,917
Att Gar	1900	312	C 110	7,201	Avg.	83%	100%	100%	5,977
1,320 SFLA		78.86 = $/SFLA (4)					Outbuilding Total		16,075

Accpt Land 35,000 **Accepted Bldg** 120,000 **Total** 155,000

Map/Lot: R 2 68D
Account: 953 Card: 1 of 1 Location: 693 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	12/30/2014
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	20%		9,000
400	$/LF -Water Frontage	150.00	60,000	20%		12,000
4.00	Acres-Water Acreage	.00		100%		0
10.00	Acres-Landlocked/Rear	200.00	2,000	100%		2,000
Total Acres 16.01		1,436.60 Per Acre		Land Total		23,000

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2006
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.30	Acres-Road Frontage	3,000.00	9,900	100%		9,900
0.66	Acres-Back Land	500.00	330	100%		330
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.96		5,083.33 Per Acre			Land Total	50,630

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade D 100	Base	98,447
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,197
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,757
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	103,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	88,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1996	96	D 100	726	Avg.	85%	100%	100%	617
Shed	2006	324	D 100	2,722	Avg.	91%	100%	100%	2,477
1,404 SFLA		62.82 = $/SFLA (4)					Outbuilding Total		3,094

Accpt Land	51,000	**Accepted Bldg**	91,000	**Total**	142,000

Map/Lot: R 1 65
Account: 955 Card: 1 of 1 Location: BENS ISLAND

Neighborhood 17 River Inlet 2

Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	04/14/2017
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	20%	Unimproved	15,000
700	$/LF -Water Frontage	150.00	105,000	20%	Unimproved	21,000
7.00	Acres-Water Acreage	.00		100%		0
6.45	Acres-Back Land	500.00	3,225	100%		3,225
Total Acres 15.45		2,538.83 Per Acre			Land Total	39,225

Accpt Land 39,000 **Accepted Bldg** 0 **Total** 39,000

Map/Lot: R13 9B
Account: 956 Card: 1 of 1 Location: 39 MANKTOWN RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Baselot (Frct)	61,099.08	29.328	20%		5,866
Total Acres 0.48		12,220.83 Per Acre			Land Total	5,866

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/25/2018
Sale Price	155,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre			Land Total	40,000

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,620 Sqft	Grade C 110	Base	143,672
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,655
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	153,527

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	139,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2005	30	C 110	1,155	Avg.	91%	100%	100%	1,051
Gar	2005	1024	E 100	19,108	Avg.	91%	100%	100%	17,388
Deck	2007	288	C 110	2,851	Avg.	92%	100%	100%	2,623
1,620 SFLA		86.24 = $/SFLA (4)				Outbuilding Total			21,062

Accpt Land 40,000 **Accepted Bldg** 161,000 **Total** 201,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1999
Sale Price	28,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.04	Acres-Road Frontage	3,000.00	3,120	100%		3,120
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.04		10,698.02 Per Acre		Land Total		43,220

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade D 100	Base	98,447
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,757
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	96,810

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	90,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1999	100	E 100	750	Avg.	87%	100%	100%	652
1.5 Gar	2004	960	C 100	30,326	Avg.	90%	100%	100%	27,293
Gar	2011	450	C 100	11,196	Avg.	94%	100%	100%	10,524
1,404 SFLA		64.13 = $/SFLA (4)				Outbuilding Total			38,469

Accpt Land 43,000 **Accepted Bldg** 129,000 **Total** 172,000

Neighborhood 16	River Tidal 2
Tree Growth	1975
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2000
Sale Price	372,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1975		
Reference 2	TREE GROWTH 1975		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	30%		45,000
4.44	Acres-Road Frontage	3,000.00	13,320	100%		13,320
1.33	Acres-Back Land	500.00	665	100%		665
23.00	Acres-Softwood TG	337.00	7,751	100%		7,751
25.00	Acres-Mixed Wood TG	408.00	10,200	100%		10,200
9.00	Acres-Hardwood TG	263.00	2,367	100%		2,367
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 64.77		1,533.16 Per Acre			Land Total	99,303

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,920 Sqft	Grade B 100	Base	198,972
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,776
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	Floor & Stairs			Attic	12,672
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Standard	Standard	Average	Basic	226,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	181,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Att Gar	1989	576	B 100	20,255	Avg.	80%	100%	100%	16,204
Shed	1989	80	B 100	1,056	Avg.	80%	100%	100%	845
1.5 Barn	1880	1150	E 100	20,588	Fair	54%	100%	100%	11,118
Shed	1880	598	E 100	4,485	Fair	54%	100%	100%	2,422
Shed	1880	512	E 100	3,840	Fair	54%	100%	100%	2,074
Open Shed	1880	112	E 100	672	Fair	54%	100%	100%	363
Deck	1989	72	B 100	855	Avg.	80%	100%	100%	684
1,920 SFLA		94.39 = $/SFLA (4)					Outbuilding Total		33,710

Accpt Land	99,000	**Accepted Bldg**	215,000	**Total**	314,000

Neighborhood 16	River Tidal 2
Tree Growth	1975
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2000
Sale Price	372,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1975		
Reference 2	TREE GROWTH 1975		
Tran/Land/Bldg	3 99 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
5.00	# -Lot Imp Rd/P Lot	10,000.00	50,000	100%		50,000
Total Acres 2.00		110,000.00 Per Acre		Land Total		220,000

Dwelling Description **Replacement Cost New**

Post & Beam	One & 1/2 Story	925 Sqft	Grade B 100	Base	147,720
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,233
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,730
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,388	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	155,405

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	138,310

Accpt Land	220,000	Accepted Bldg	138,000	Total	358,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	99,000	215,000	314,000	99,000	215,000	314,000
2	220,000	138,000	358,000	220,000	138,000	358,000
TOTAL	319,000	353,000	672,000	319,000	353,000	672,000

Map/Lot: R14 19B
Account: 960 Card: 1 of 1 Location: 981 UNION RD

Neighborhood 2	Rural Paved 2
Tree Growth	1981
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	03/30/2018
Sale Price	86,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1981		
Reference 2	TREE GROWTH 1981		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
9.26	Acres-Softwood TG	337.00	3,121	100%		3,121
52.00	Acres-Mixed Wood TG	408.00	21,216	100%		21,216
47.00	Acres-Hardwood TG	263.00	12,361	100%		12,361
9.30	Acres-Back Land	500.00	4,650	100%		4,650
19.34	Acres-Under Water	.00		100%		0
Total Acres 140.90		477.98 Per Acre		Land Total		67,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Box Trailer	1970	1	E 100	375	Poor	46%	200%	100%	344
							Outbuilding Total		344

Accpt Land	67,000	**Accepted Bldg**	300	**Total**	67,300

Map/Lot: R23 8C
Account: 961 Card: 1 of 1 Location: 3582 WASHINGTON RD

Neighborhood 29 Exempt Residential Stream 2

Zoning/Use	SHORELAND LR
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/17/2014
Sale Price	1,265,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 29

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
8.28	Acres-Road Frontage	3,000.00	24,840	100%		24,840
38.00	Acres-Under Water	.00		100%		0
319.22	Acres-Back Land	500.00	159,610	100%		159,610
Total Acres 367.50		597.14 Per Acre		Land Total		219,450

Accpt Land 219,000 **Accepted Bldg** 0 **Total** 219,000

Map/Lot: R23 8D
Account: 962 Card: 1 of 1 Location: 3581 WASHINGTON RD

Neighborhood 28 Exempt Residential Pond 2

Zoning/Use RURAL SHORELAND LR
Topography Above Street
Utilities None
Street Paved

Sale Data

Sale Date	12/17/2014
Sale Price	1,265,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 28

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
1.50	Acres-Under Water	.00		100%		0
Total Acres 3.50		17,142.86 Per Acre		Land Total		60,000

Accpt Land 60,000 **Accepted Bldg** 0 **Total** 60,000

Map/Lot: R 7 37
Account: 963 Card: 1 of 1 Location: 1300 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	09/01/1981
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
6.32	Acres-Road Frontage	3,000.00	18,960	100%		18,960
32.15	Acres-Back Land	500.00	16,075	100%		16,075
59.00	Acres-Landlocked/Rear	200.00	11,800	100%		11,800
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 103.47		673.96 Per Acre			Land Total	69,735

Accpt Land 70,000 **Accepted Bldg** 0 **Total** 70,000

Map/Lot: R23 41
Account: 964 Card: 1 of 1 Location: 455 FLANDERS CORNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	05/30/2007
Sale Price	328,100
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
18.00	Acres-Back Land	500.00	9,000	100%		9,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 30.00		2,566.67 Per Acre			Land Total	77,000

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	962 Sqft	Grade C 100	Base	114,856
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	116,736

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	87,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	425	C 100	22,618	Good	75%	100%	100%	16,964
(U)Attic	1800	425	C 100	3,825	Good	75%	100%	100%	2,869
Bay Window	1800	1	C 100	128	Good	75%	200%	100%	192
Open Fr Porch	1973	30	C 100	710	Good	77%	100%	100%	547
Att Gar	1973	590	C 100	12,378	Good	77%	100%	100%	9,531
Shed	1973	35	C 100	350	Good	77%	100%	100%	270
1.75 Barn	1984	768	C 100	20,790	Good	83%	100%	100%	17,256
Open Shed	1984	512	C 100	4,096	Good	83%	100%	100%	3,400
Open Shed	1991	450	C 100	3,600	Good	86%	100%	100%	3,096
Open Shed	1999	643	C 100	5,144	Good	90%	100%	100%	4,630
1,443 SFLA		60.67 = $/SFLA (4)					Outbuilding Total		58,755

Accpt Land 77,000 **Accepted Bldg** 146,000 **Total** 223,000

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1995
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
500	$/LF -Water Frontage	100.00	50,000	20%		10,000
5.00	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
55.00	Acres-Back Land	500.00	27,500	100%		27,500
3.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 75.00		1,566.67 Per Acre		Land Total		117,500

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,056 Sqft	Grade C 100	Base	96,546
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	18,554
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Average	Basic	115,100

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1870	330	C 100	3,300	Avg.	62%	100%	100%	2,046
Manu 8	1996	1120	E 100	37,254	Avg.	85%	100%	100%	31,666
(F)Attic	1996	1120	C 100	28,000	Avg.	85%	100%	100%	23,800
Basement 8	1996	1120	C 100	27,630	Avg.	85%	100%	100%	23,486
Green House Framed	2016	130	C 100	2,549	Avg.	97%	100%	100%	2,473
Entry	2016	80	C 100	2,800	Avg.	97%	100%	100%	2,716
1,056 SFLA		67.58 = $/SFLA (4)				Outbuilding Total			86,187

Accpt Land 118,000 **Accepted Bldg** 158,000 **Total** 276,000

Map/Lot: R11 31A
Account: 966 Card: 1 of 1 Location: 470 HENDRICKSON LN

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
200	$/LF -Water Frontage	100.00	20,000	100%		20,000
2.00	Acres-Water Acreage	.00		100%		0
6.00	Acres-Back Land	500.00	3,000	100%		3,000
Total Acres 10.00		5,300.00 Per Acre		Land Total		53,000

Accpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Map/Lot: R11 31- 1
Account: 967 Card: 1 of 1 Location: 440 HENDRICKSON LN

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
286	$/LF -Water Frontage	100.00	28,600	100%		28,600
2.86	Acres-Water Acreage	.00		100%		0
21.14	Acres-Back Land	500.00	10,570	100%		10,570
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 26.00		3,045.00 Per Acre		Land Total		79,170

Dwelling Description **Replacement Cost New**

Ranch	One Story	442 Sqft	Grade SC75	Base	32,645
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,875
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-497
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	442	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Standard	None	Average	Basic	28,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	20,655

Accpt Land 79,000 **Accepted Bldg** 21,000 **Total** 100,000

Map/Lot: R11 31B
Account: 968 Card: 1 of 1 Location: 510 HENDRICKSON LN

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
500	$/LF -Water Frontage	100.00	50,000	100%		50,000
5.00	Acres-Water Acreage	.00		100%		0
5.00	Acres-Back Land	500.00	2,500	100%		2,500
Total Acres 12.00		6,875.00 Per Acre		Land Total		82,500

Accpt Land 83,000 **Accepted Bldg** 0 **Total** 83,000

Map/Lot: R11 20
Account: 969 Card: 1 of 1 Location: FRIENDSHIP TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	Acres-Back Land	500.00	20	100%		20
Total Acres 0.04		500.00 Per Acre		Land Total		20

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Map/Lot: R11 13
Account: 970 Card: 1 of 1 Location: 1101 FINNTOWN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND SP
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Back Land	500.00	100	100%		100
Total Acres 0.20		500.00 Per Acre			Land Total	100

Accpt Land 100 **Accepted Bldg** 0 **Total** 100

Map/Lot: U12 21
Account: 971 Card: 1 of 1 Location: 115 WINSLOWS MILLS RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/2002
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Baselot (Frct)	37,071.93	36,331	45%		16,349
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.98		37,090.82 Per Acre		Land Total		36,349

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	98,593
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,573
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
1970	0	Standard	Standard	Good	Basic	100,166

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	76,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2003	329	C 110	3,257	Avg.	89%	100%	100%	2,899
Entry	2003	56	C 110	2,156	Avg.	89%	100%	100%	1,919
Gar	2003	540	C 110	14,779	Avg.	89%	100%	100%	13,153
960 SFLA		79.30 = $/SFLA (4)					Outbuilding Total		17,971

Accpt Land 36,000 **Accepted Bldg** 94,000 **Total** 130,000

Map/Lot: R 8 58
Account: 972 Card: 1 of 1 Location: 5 BACK COVE RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/19/2018
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Baselot (Frct)	40,149.02	19,673	75%		14,755
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.49		70,928.57 Per Acre			Land Total	34,755

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	540 Sqft	Grade C 110	Base	69,906
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-3,356
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,970
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2005	Standard	Standard	Good	Basic	73,618

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	71,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	312	C 110	18,266	Good	97%	100%	100%	17,718
Open Fr Porch	2005	196	C 110	5,105	Good	93%	100%	100%	4,748
1 Fr	2009	496	C 110	29,037	Good	95%	100%	100%	27,585
(U)Basement	2009	248	C 110	4,365	Good	95%	100%	100%	4,147
Shed	2009	100	C 110	1,100	Good	95%	100%	100%	1,045
540 SFLA		132.24 = $/SFLA (4)					Outbuilding Total		55,243

Accpt Land 35,000 **Accepted Bldg** 127,000 **Total** 162,000

Map/Lot: R16 73
Account: 973 Card: 1 of 1 Location: NOBLEBORO TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.70	Acres-Back Land	500.00	4,350	100%		4,350
Total Acres 8.70		500.00 Per Acre		Land Total		4,350

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.31	Acres-Road Frontage	3,000.00	930	100%		930
1.72	Acres-Back Land	500.00	860	100%		860
3.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
11.00	Acres-Landlocked/Rear	200.00	2,200	100%		2,200
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 18.03		2,550.75 Per Acre		Land Total		45,990

Dwelling Description — Replacement Cost New

Cape Cod	One & 3/4 Story	1,073 Sqft	Grade B 100	Base	186,281
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,694
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Standard	Standard	Average	Basic	198,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	160,877

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1990	357	B 100	11,159	Avg.	81%	100%	100%	9,039
Att Gar	1990	858	B 100	23,761	Avg.	81%	100%	100%	19,246
(F) Gar	1990	643	B 100	42,438	Avg.	81%	100%	100%	34,375
Deck	1993	384	B 100	4,562	Avg.	81%	100%	100%	3,695
Enclosed Fr Porch	1993	196	E 100	6,737	Fair	78%	100%	100%	5,255
Shed	1990	64	E 100	480	Fair	75%	100%	100%	360
Shed	1990	144	E 100	1,080	Fair	75%	100%	100%	810
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
1,878 SFLA		85.66 = $/SFLA (4)					Outbuilding Total		73,118

Accpt Land 46,000 **Accepted Bldg** 234,000 **Total** 280,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1994
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	10,215.50	19,818	100%		19,818
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.94		20,524.74 Per Acre			Land Total	39,818

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	512 Sqft	Grade C 100	Base	95,394
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-261
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Standard	Standard	Average	Basic	98,858

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	73,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1979	96	C 100	5,109	Avg.	74%	100%	100%	3,781
(U)Basement	1979	96	C 100	1,536	Avg.	74%	100%	100%	1,137
Open Fr Porch	1979	160	C 100	3,789	Avg.	74%	100%	100%	2,804
Deck	1981	638	C 100	5,742	Avg.	75%	100%	100%	4,306
1 Fr	1979	256	C 100	13,624	Avg.	74%	100%	100%	10,082
(U)Basement	1979	256	C 100	4,096	Avg.	74%	100%	100%	3,031
1 Fr	1985	400	C 100	21,288	Avg.	78%	100%	100%	16,605
768 SFLA		95.25 = $/SFLA (4)					Outbuilding Total		41,746

Accpt Land	40,000	Accepted Bldg	115,000	Total	155,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Baselot (Frct)	27,558.31	12,952	100%		12,952
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.47		48,834.04 Per Acre			Land Total	22,952

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,040 Sqft	Grade E 75	Base	53,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-2,205
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Standard	Standard	Poor	Basic	51,006

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	46%	20%	100%	4,693

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1962	32	E 75	426	Poor	46%	20%	100%	39
Open Fr Porch	1962	144	E 75	1,918	Poor	46%	20%	100%	176
1,040 SFLA		4.51 = $/SFLA (4)					Outbuilding Total		215

Accpt Land 23,000 **Accepted Bldg** 5,000 **Total** 28,000

Map/Lot: R18 19
Account: 977 Card: 1 of 1 Location: 19 HOAK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/1993
Sale Price	1,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 19
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	50,118.72	10,024	100%		10,024
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.20		175,120.00 Per Acre		Land Total		35,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 14	1992	1120	E 100	44,914	Avg.	82%	100%	100%	36,829
Att Gar	1992	1040	E 100	16,364	Avg.	82%	100%	100%	13,418
(F) Gar	1992	1040	E 100	39,000	Avg.	82%	70%	100%	22,386
Deck	1992	200	E 100	1,350	Avg.	82%	50%	100%	554
Box Trailer	1980	1	C 100	500	Avg.	75%	100%	100%	375
							Outbuilding Total		73,562

Accpt Land 35,000 **Accepted Bldg** 74,000 **Total** 109,000

Map/Lot: U 2 20A-33
Account: 978 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 33

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	04/25/2015
Sale Price	86,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Clayton M/H	1991	14X56	C 100	33,544	Fair	40%	100%	100%	13,418
Deck	2009	96	C 100	864	Fair	91%	100%	100%	786
Deck	2009	156	C 100	1,404	Fair	91%	100%	100%	1,278
784 SFLA		23.10 = $/SFLA (4)				Outbuilding Total			15,482

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Baselot (Frct)	16,715.95	16,047	100%		16,047
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.96		37,548.96 Per Acre		Land Total		36,047

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	540 Sqft	Grade C 100	Base	91,983
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,890
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
1860	1989	Standard	Standard	Fair	Basic	90,093

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	48,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	204	C 100	10,857	Fair	54%	100%	100%	5,863
(U)Basement	1860	204	C 100	3,264	Fair	54%	100%	100%	1,763
Shed	1860	396	E 100	2,970	Poor	46%	100%	100%	1,366
Open Shed	1860	84	E 100	504	Poor	46%	100%	100%	232
Shed	1995	192	E 100	1,440	Avg.	84%	100%	100%	1,210
Deck	1996	240	C 100	2,160	Avg.	85%	100%	100%	1,836
1 Fr	2008	240	C 100	12,773	Avg.	93%	100%	100%	11,879
(U)Basement	2008	240	C 100	3,840	Avg.	93%	100%	100%	3,571
Entry	2008	36	C 100	1,260	Avg.	93%	100%	100%	1,172
945 SFLA		51.48 = $/SFLA (4)					Outbuilding Total		28,892

Accpt Land 36,000 **Accepted Bldg** 78,000 **Total** 114,000

Map/Lot: R18 28
Account: 980 Card: 1 of 1 Location: 1688 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1998
Sale Price	76,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.13	Acres-Road Frontage	3,000.00	6,390	100%		6,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.13		11,232.45 Per Acre		Land Total		46,390

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	782 Sqft	Grade C 100	Base	77,794
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,740
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	Standard	Standard	Fair	Basic	91,534

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	49,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	182	C 100	9,686	Fair	54%	100%	100%	5,230
(U)Attic	1900	182	C 100	1,638	Fair	54%	100%	100%	885
1.5 Shed	1900	544	C 100	6,909	Fair	54%	100%	100%	3,731
Shed	1900	130	C 100	1,300	Fair	54%	100%	100%	702
2 Barn	1900	1122	C 100	34,165	Fair	54%	100%	100%	18,449
782 SFLA		63.21 = $/SFLA (4)					Outbuilding Total		28,997

Accpt Land 46,000 **Accepted Bldg** 78,000 **Total** 124,000

Neighborhood 2	Rural Paved 2
Tree Growth	1999
Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	01/01/1998
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1999		
Reference 2	TREE GROWTH 1999		
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
87.52	Acres-Mixed Wood TG	408.00	35,708	100%		35,708
2.97	Acres-Hardwood TG	263.00	781	100%		781
Total Acres 90.49		403.24 Per Acre		Land Total		36,489

Accpt Land	36,000	**Accepted Bldg**	0	**Total**	36,000

Map/Lot: R13 33B
Account: 982 Card: 1 of 1 Location: 231 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	08/28/2018
Sale Price	54,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.95	Acres-Road Frontage	3,000.00	2,850	100%		2,850
48.47	Acres-Back Land	500.00	24,235	100%		24,235
6.00	Acres-Under Water	.00		100%		0
Total Acres 57.42		820.01 Per Acre		Land Total		47,085

Accpt Land 47,000 **Accepted Bldg** 0 **Total** 47,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/16/2016
Sale Price	5,650
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Baselot (Frct)	20,248.60	14,781	100%		14,781
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.73		47,645.21 Per Acre		Land Total		34,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington Econ.	1980	14X66	B 100	45,408	Fair	40%	100%	100%	18,163
924 SFLA		139.02 = $/SFLA (4)				Outbuilding Total			18,163

Accpt Land	35,000	**Accepted Bldg**	18,000	**Total**	53,000

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/15/2006
Sale Price	139,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Baselot (Frct)	145,416	27,629	100%		27,629
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.19		250,678.95 Per Acre		Land Total		47,629

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,002 Sqft	Grade C 110	Base	165,328
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,285
Rooms	10				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	Floor & Stairs			Attic	5,511
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	182,358

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	107,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	58	C 110	3,395	Avg.	62%	100%	100%	2,105
Open Fr Porch	1900	12	C 110	313	Avg.	62%	200%	100%	388
Shed	1900	788	C 110	8,668	Avg.	62%	100%	100%	5,374
(F)Attic	1900	788	C 110	21,670	Avg.	62%	100%	100%	13,435
Bay Window	1900	10	C 110	1,408	Avg.	62%	100%	100%	873
Bay Window	1900	24	C 110	3,379	Avg.	62%	200%	100%	4,190
Deck	1900	68	C 110	673	Avg.	62%	100%	100%	417
Deck	1900	120	C 110	1,188	Avg.	62%	100%	100%	737
Gar	1900	440	C 110	12,042	Avg.	62%	100%	100%	7,466
Deck	2006	268	C 110	2,653	Avg.	91%	100%	100%	2,414
2,004 SFLA		53.60 = $/SFLA (4)					Outbuilding Total		37,399

Accpt Land 48,000 **Accepted Bldg** 145,000 **Total** 193,000

Map/Lot: R 3 20A
Account: 985 Card: 1 of 1 Location: 256 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1981
Sale Price	15,400
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.85	Acres-Road Frontage	3,000.00	11,550	100%		11,550
14.15	Acres-Back Land	500.00	7,075	100%		7,075
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		2,931.25 Per Acre			Land Total	58,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	675 Sqft	Grade C 100	Base	91,996
Exterior	Wood 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 Space	Basement	-3,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-344
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	91,293

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	69,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sunspace	1986	210	C 100	11,182	Avg.	79%	100%	100%	8,834
Shed	1984	120	E 100	900	Avg.	77%	100%	100%	693
1.5 Gar	1991	576	E 100	13,647	Avg.	82%	100%	100%	11,191
1,012 SFLA		68.56 = $/SFLA (4)					Outbuilding Total		20,718

Accpt Land 59,000 **Accepted Bldg** 90,000 **Total** 149,000

Map/Lot: R12 17
Account: 986 Card: 1 of 1 Location: 2180 FINNTOWN RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
41.99	Acres-Back Land	500.00	20,995	100%		20,995
Total Acres 46.49		1,258.23 Per Acre		Land Total		58,495

Accpt Land 58,000 **Accepted Bldg** 0 **Total** 58,000

Map/Lot: R 3 12
Account: 987 Card: 1 of 1 Location: 69 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1989
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.70	Acres-Road Frontage	3,000.00	5,100	100%		5,100
3.10	Acres-Back Land	500.00	1,550	100%		1,550
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.80		6,860.29 Per Acre			Land Total	46,650

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	960 Sqft	Grade B 100	Base	149,899
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	1976	Standard	Standard	Excellent	Basic	153,621

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	144,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	70	B 100	2,189	Exc.	94%	100%	100%	2,058
Enclosed Fr Porch	1880	50	B 100	3,025	Exc.	94%	100%	100%	2,843
1 Fr	1880	371	B 100	26,063	Exc.	94%	100%	100%	24,499
1.5 Barn	1880	792	B 100	24,955	Exc.	94%	100%	100%	23,458
1.5 Shed	1880	368	C 100	4,674	Good	68%	100%	100%	3,178
Shed	1880	216	C 100	2,160	Good	68%	100%	100%	1,469
1,440 SFLA		100.28 = $/SFLA (4)					Outbuilding Total		57,505

Accpt Land 47,000 **Accepted Bldg** 202,000 **Total** 249,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Baselot (Frct)	24,377.51	13,651	100%		13,651
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.56		60,091.07 Per Acre		Land Total		33,651

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	105,097
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-389
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Standard	Standard	Average	Basic	108,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	78,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1975	64	C 100	640	Avg.	72%	100%	100%	461
Deck	1975	88	C 100	792	Avg.	72%	100%	100%	570
Gar	1975	330	E 100	6,158	Avg.	72%	100%	100%	4,434
Shed	1975	130	E 100	975	Avg.	72%	100%	100%	702
Shed	1975	285	E 100	2,138	Avg.	72%	100%	100%	1,539
1,040 SFLA		75.33 = $/SFLA (4)				Outbuilding Total			7,706

Accpt Land 34,000 **Accepted Bldg** 86,000 **Total** 120,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.71	Acres-Back Land	500.00	1,355	100%		1,355
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.71		8,780.25 Per Acre		Land Total		41,355

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 110	Base	99,934
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-377
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
1900	0	Standard	Standard	Average	Basic	99,557

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	64	E 100	480	Fair	54%	100%	100%	259
Entry	1998	140	C 110	5,390	Avg.	86%	100%	100%	4,635
1.5 Gar	1998	672	C 100	21,228	Avg.	86%	100%	100%	18,256
Shed	2003	240	E 100	1,800	Avg.	89%	100%	100%	1,602
Enclosed Fr Porch	2016	140	C 110	7,058	Avg.	97%	100%	100%	6,846
1,008 SFLA		61.24 = $/SFLA (4)				Outbuilding Total			31,598

Accpt Land 41,000 **Accepted Bldg** 93,000 **Total** 134,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Septic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Baselot (Frct)	101,624	35,568	125%		44,460
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.35		172,742.86 Per Acre			Land Total	60,460

Dwelling Description **Replacement Cost New**

Ranch	One Story	360 Sqft	Grade SC75	Base	29,752
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,527
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-405
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-529
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	27,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	69%	80%	100%	15,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1996	348	C 100	13,120	Avg.	85%	100%	100%	11,152
360 SFLA		41.85 = $/SFLA (4)				Outbuilding Total			11,152

Accpt Land 60,000 **Accepted Bldg** 26,000 **Total** 86,000

Map/Lot: R13 60
Account: 991 Card: 1 of 1 Location: 841 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1955
Sale Price	8,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.18	Acres-Road Frontage	3,000.00	9,540	100%		9,540
7.17	Acres-Back Land	500.00	3,585	100%		3,585
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.35		4,301.62 Per Acre			Land Total	53,125

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	139,357
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,816
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	Standard	Standard	Average	Basic	147,778

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	99,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Carport	1968	372	C 100	3,627	Avg.	67%	100%	100%	2,430
1.5 Gar	1968	672	E 100	15,921	Avg.	67%	100%	100%	10,667
Shed	1968	204	E 100	1,530	Poor	46%	100%	100%	704
Shed	1968	120	E 100	900	Poor	46%	100%	100%	414
1,890 SFLA		52.39 = $/SFLA (4)				Outbuilding Total			14,215

Accpt Land	53,000	Accepted Bldg	113,000	Total	166,000

Map/Lot: R 4 30A
Account: 992 Card: 1 of 1 Location: 409 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1976
Sale Price	7,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
3.05	Acres-Road Frontage	3,000.00	9,150	100%		9,150
1.20	Acres-Back Land	500.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 6.25		15,960.00 Per Acre		Land Total		99,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 16	1976	2000	C 100	111,200	Avg.	72%	100%	100%	80,064
Auto Repair 10	1976	1107	C 100	54,453	Avg.	72%	100%	100%	39,206
Auto Repair 16	1988	3000	C 100	166,800	Avg.	80%	100%	100%	133,440
Office 8	1991	1000	C 100	71,280	Avg.	82%	100%	100%	58,450
Auto Repair 16	1995	2640	C 100	146,784	Avg.	84%	100%	100%	123,299
Auto Repair 10	2003	1008	C 100	49,584	Avg.	89%	100%	100%	44,130
								Outbuilding Total	478,589

Accpt Land 100,000 **Accepted Bldg** 479,000 **Total** 579,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/03/2006
Sale Price	87,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	83,562.35	16,712	100%		16,712
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		158,560.00 Per Acre		Land Total		31,712

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	825 Sqft	Grade C 110	Base	129,496
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-3,421
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	2007	Standard	Standard	Good	Basic	129,177

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	83,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1996	128	C 110	7,493	Avg.	85%	100%	100%	6,369
1 Fr	2010	280	C 110	16,392	Avg.	94%	100%	100%	15,408
(U)Basement	2010	280	C 110	4,928	Avg.	94%	100%	100%	4,632
1,444 SFLA		57.79 = $/SFLA (4)					Outbuilding Total		26,409

Accpt Land	32,000	**Accepted Bldg**	110,000	**Total**	142,000

Map/Lot: R24 41
Account: 994 Card: 1 of 1 Location: 601 JACKSON RD

Neighborhood	3 Rural Dirt 2
Tree Growth	2011
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/03/2006
Sale Price	20,000
Sale Type	Land Only
Financing	Private Finance
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2011		
Reference 2	FARMLAND 2011		
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Crop/Blueberry F&O	450.00	4,050	100%		4,050
1.00	Acres-Mixed Wood F&O	408.00	408	100%		408
Total Acres 10.00		445.80 Per Acre		Land Total		4,458

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2 TED BEAN
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.10	Acres-Back Land	500.00	50	100%		50
Total Acres 0.60		61,750.00 Per Acre			Land Total	37,050

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 110	Base	110,616
Exterior	Wood 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	0
Fin. Basement Area	209 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,511
Heating	100% Not Heated	Cooling	0% None	Heat	-2,464
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	Standard	Standard	Good	Basic	115,761

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	72%	80%	100%	66,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1963	140	C 110	1,386	Good	72%	80%	100%	798
Shed	1963	64	E 100	480	Fair	54%	100%	100%	259
Deck	2017	144	C 110	1,426	Avg.	97%	100%	100%	1,383
1,120 SFLA		59.53 = $/SFLA (4)					Outbuilding Total		2,440

Accpt Land 37,000 **Accepted Bldg** 69,000 **Total** 106,000

Map/Lot: U 4 77
Account: 996 Card: 1 of 1 Location: 1008 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/2001
Sale Price	154,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.47	Acres-Back Land	500.00	735	100%		735
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.24	Acres-Road Frontage	3,000.00	720	100%		720
Total Acres 1.96		19,619.90 Per Acre		Land Total		38,455

Dwelling Description

Cape Cod	One & 1/2 Story	999 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	155,501
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	164,140

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	111,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	256	B 100	17,984	Good	68%	100%	100%	12,229
(U)Attic	1850	256	B 100	3,041	Good	68%	100%	100%	2,068
Shed	1850	60	B 100	792	Good	68%	100%	100%	539
2 Shed	1850	216	B 100	4,619	Good	68%	100%	100%	3,141
Patio	1850	56	B 100	358	Good	68%	100%	100%	243
1,498 SFLA		74.51 = $/SFLA (4)				Outbuilding Total			18,220

Accpt Land 38,000 **Accepted Bldg** 130,000 **Total** 168,000

Map/Lot: R 9 59
Account: 997 Card: 1 of 1 Location: 1374 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Dug Well
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.11	Acres-Road Frontage	3,000.00	330	100%		330
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.61		221,852.46 Per Acre		Land Total		135,330

Dwelling Description — Replacement Cost New

Ranch	One Story	216 Sqft	Grade SC75	Base	24,672
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-916
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-243
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	Floor & Stairs			Attic	608
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1904	0	Standard	None	Average	Basic	22,535

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	13,972

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1904	72	C 100	3,832	Avg.	62%	100%	100%	2,376
Enclosed Fr Porch	1904	192	C 100	8,799	Avg.	62%	100%	100%	5,455
Shed	1904	180	C 100	1,800	Fair	54%	100%	100%	972
216 SFLA		64.69 = $/SFLA (4)				Outbuilding Total			8,803

Accpt Land 135,000 **Accepted Bldg** 23,000 **Total** 158,000

Map/Lot: R 4 46
Account: 998 Card: 1 of 1 Location: NOBLEBORO TOWN LINE

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Below Street
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.23	Acres-Road Frontage	3,000.00	6,690	100%		6,690
Total Acres 2.23		3,000.00 Per Acre			Land Total	6,690

Accpt Land	7,000	**Accepted Bldg**	0	**Total**	7,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	04/01/1998
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
1.00	Acres-Back Land	500.00	500	100%		500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		18,833.33 Per Acre		Land Total		56,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,004 Sqft	Grade C 100	Base	91,439
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-341
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
1976	0	Standard	Standard	Average	Basic	91,098

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	65,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1976	40	C 100	947	Avg.	72%	100%	100%	682
Gar	1978	252	E 100	4,702	Avg.	73%	100%	100%	3,432
Deck	2005	472	C 100	4,248	Avg.	91%	100%	100%	3,866
Shed	2010	192	E 100	1,440	Avg.	94%	100%	100%	1,354
Canopy	2010	32	E 100	212	Avg.	94%	100%	100%	199
1,004 SFLA		65.33 = $/SFLA (4)				Outbuilding Total			9,533

Accpt Land 57,000 **Accepted Bldg** 75,000 **Total** 132,000

Map/Lot: U11 31
Account: 1000 Card: 1 of 1 Location: 99 PINE ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	01/13/2003
Sale Price	114,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Baselot (Frct)	52,358.41	20,420	100%		20,420
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.39		90,820.51 Per Acre		Land Total		35,420

Dwelling Description **Replacement Cost New**

Ranch	One Story	932 Sqft	Grade C 110	Base	97,646
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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,528
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Standard	Standard	Good	Basic	104,840

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	71,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1955	24	C 110	625	Good	68%	100%	100%	425
Deck	1955	256	C 110	2,534	Good	68%	100%	100%	1,723
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
932 SFLA		76.49 = $/SFLA (4)				Outbuilding Total			2,497

Accpt Land 35,000 **Accepted Bldg** 74,000 **Total** 109,000

Map/Lot: U 5 21
Account: 1001 Card: 1 of 1 Location: 88 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/12/2005
Sale Price	188,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.64	Acres-Back Land	500.00	320	100%		320
Total Acres 1.14		32,736.84 Per Acre		Land Total		37,320

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,170 Sqft	Grade B 100	Base	171,759
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	4			Fireplace	7,788
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1824	0	Standard	Standard	Good	Basic	183,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	124,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1824	216	B 100	15,175	Good	68%	100%	100%	10,319
2 Fr	1824	27	B 100	3,073	Good	68%	100%	100%	2,090
Bay Window	1824	12	B 100	2,028	Good	68%	100%	100%	1,379
Shed	1824	336	B 100	4,435	Good	68%	100%	100%	3,016
Gar	1824	400	B 100	13,137	Good	68%	100%	100%	8,933
1,755 SFLA		71.01 = $/SFLA (4)				Outbuilding Total			25,737

Accpt Land 37,000 **Accepted Bldg** 150,000 **Total** 187,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2010
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	62,946.71	28,955	50%		14,478
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.46		74,952.17 Per Acre		Land Total		34,478

Dwelling Description

Modular Home	One Story	1,120 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	99,565
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	1,131
				OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	100,696

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	72,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	48	C 100	432	Fair	72%	100%	100%	311
Deck	1986	200	C 100	1,800	Fair	72%	100%	100%	1,296
1,120 SFLA		64.73 = $/SFLA (4)					Outbuilding Total		1,607

Accpt Land	34,000	**Accepted Bldg**	74,000	**Total**	108,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Public WaterSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.26	Acres-Road Frontage	3,000.00	780	100%		780
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.26		18,044.25 Per Acre		Land Total		40,780

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	2009	14X66	D 100	31,614	Avg.	51%	100%	100%	16,123
Deck		2009	72	D 100	544	Avg.	93%	100%	100%	506
924 SFLA			95.91 = $/SFLA (4)				Outbuilding Total			16,629

Accpt Land 41,000 **Accepted Bldg** 17,000 **Total** 58,000

Map/Lot: R20 42
Account: 1004 Card: 1 of 1 Location: 208 WINSTON RD

Neighborhood 3	Rural Dirt 2
Tree Growth	2006
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Reference 1	OPEN SPACE 2006
Reference 2	OPEN SPACE 2006
Tran/Land/Bldg	2 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
4.00	Acres-Road Frontage	3,000.00	12,000	50%	Restrictio	6,000
172.00	Acres-Back Land	500.00	86,000	50%	Restrictio	43,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 184.00		570.65 Per Acre			Land Total	105,000

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	1,120 Sqft	Grade C 110	Base	178,517
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,244
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Average	Basic	185,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	115,275

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1860	209	C 110	2,069	Avg.	62%	100%	100%	1,283
1.5 Shed	1860	660	C 110	9,220	Avg.	62%	100%	100%	5,716
(U)Basement	1860	660	C 110	11,616	Avg.	62%	100%	100%	7,202
Tennis Court	1860	7200	C 100	21,600	Poor	46%	100%	100%	9,936
Entry	1997	28	C 110	1,078	Avg.	86%	100%	100%	927
Deck	1997	60	C 110	594	Avg.	86%	100%	100%	511
1 Fr	2008	48	C 110	2,810	Avg.	93%	100%	100%	2,613
Entry	2008	15	C 110	578	Avg.	93%	100%	100%	538
1.75 Gar	2010	480	C 110	18,913	Avg.	94%	100%	100%	17,778
Solar Panel	2010	10	C 100	2,000	Avg.	94%	100%	100%	1,880
2,240 SFLA		51.46 = $/SFLA (4)				Outbuilding Total			48,384

Accpt Land 105,000 **Accepted Bldg** 164,000 **Total** 269,000

Map/Lot: U 9 17
Account: 1005 Card: 1 of 1 Location: 38 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/01/1956
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	46,644.58	21,457	100%		21,457
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.46		79,254.35 Per Acre			Land Total	36,457

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	812 Sqft	Grade C 110	Base	112,078
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,996
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	119,206

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	73,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	387	C 110	22,656	Avg.	62%	100%	100%	14,047
Bay Window	1900	24	C 110	3,379	Avg.	62%	100%	100%	2,095
Open Fr Porch	1900	20	C 110	521	Avg.	62%	100%	100%	323
Enclosed Fr Porch	1900	105	C 110	5,293	Avg.	62%	100%	100%	3,282
1.5 Gar	1900	594	C 110	20,640	Avg.	62%	100%	100%	12,797
Shed	1900	378	C 110	4,158	Avg.	62%	100%	100%	2,578
1,218 SFLA		60.68 = $/SFLA (4)					Outbuilding Total		35,122

Accpt Land 36,000 **Accepted Bldg** 109,000 **Total** 145,000

Map/Lot: R17 48
Account: 1006 Card: 1 of 1 Location: 1825 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
188.38	Acres-Back Land	500.00	94,190	100%		94,190
50.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 250.38		715.67 Per Acre		Land Total		179,190

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,152 Sqft	Grade C 100	Base	101,552
Exterior	Aluminum	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	0
Fin. Basement Area	380 Sqft, Grade E	Basement Gar	None	Fin Bsmt	5,700
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,716
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1960	Standard	Standard	Average	Basic	112,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	69,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1930	1189	E 100	22,186	Avg.	62%	100%	100%	13,755
Shed	1930	640	E 100	4,800	Avg.	62%	100%	100%	2,976
1.75 Barn	1981	2040	E 100	41,417	Avg.	75%	100%	100%	31,063
1,152 SFLA		60.65 = $/SFLA (4)					Outbuilding Total		47,794

Accpt Land 179,000 **Accepted Bldg** 118,000 **Total** 297,000

Map/Lot: R17 28
Account: 1007 Card: 1 of 1 Location: 2299 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
4.20	Acres-Road Frontage	3,000.00	12,600	100%		12,600
10.80	Acres-Back Land	500.00	5,400	100%		5,400
Total Acres 17.00		3,117.65 Per Acre		Land Total		53,000

Accpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Map/Lot: R 1 47A
Account: 1008 Card: 1 of 1 Location: 1013 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	01/22/1986
Sale Price	39,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	50%		21,944
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 1.84		17,360.87 Per Acre		Land Total		31,944

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Camper Trailer	1980	8X24	C 100	10,704	Poor	30%	100%	100%	3,211
Shed	2014	144	E 100	1,080	Poor	94%	100%	100%	1,015
192 SFLA		380.63 = $/SFLA (4)				Outbuilding Total			4,226

Accpt Land 32,000 **Accepted Bldg** 4,000 **Total** 36,000

Map/Lot: R17 43
Account: 1009 Card: 1 of 1 Location: 2077 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
46.00	Acres-Back Land	500.00	23,000	100%		23,000
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 59.00		1,830.51 Per Acre		Land Total		108,000

Dwelling Description

					Replacement Cost New
Cape Cod	One Story	1,182 Sqft	Grade C 100	Base	103,415
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,910
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	Standard	Standard	Good	Basic	109,325

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	74,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1900	54	C 100	261	Good	68%	100%	100%	177
1.75 Gar	1987	1020	C 100	36,536	Avg.	79%	100%	100%	28,863
Shed	2003	108	E 100	810	Avg.	89%	100%	100%	721
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,182 SFLA		62.89 = $/SFLA (4)				Outbuilding Total			30,099

Accpt Land 108,000 **Accepted Bldg** 104,000 **Total** 212,000

Map/Lot: R23 50
Account: 1010 Card: 1 of 1 Location: 2901 OLD AUGUSTA RD

Neighborhood 2	Rural Paved 2
Tree Growth	1984
Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	03/06/2006
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1	TREE GROWTH 1984
Reference 2	TREE GROWTH 1984
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Softwood TG	337.00	4,044	100%		4,044
50.00	Acres-Mixed Wood TG	408.00	20,400	100%		20,400
12.00	Acres-Hardwood TG	263.00	3,156	100%		3,156
9.00	Acres-Wasteland/Bog	100.00	900	100%		900
Total Acres 83.00		343.37 Per Acre			Land Total	28,500

Accpt Land	29,000	**Accepted Bldg**	0	**Total**	29,000

Neighborhood 2	Rural Paved 2
Tree Growth	1984
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	11/20/2018
Sale Price	49,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1984		
Reference 2	TREE GROWTH 1984		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Softwood TG	337.00	1,348	100%		1,348
25.00	Acres-Mixed Wood TG	408.00	10,200	100%		10,200
19.00	Acres-Hardwood TG	263.00	4,997	100%		4,997
Total Acres 48.00		344.69 Per Acre			Land Total	16,545

Accpt Land	17,000	**Accepted Bldg**	0	**Total**	17,000

Map/Lot: R23 49
Account: 1012 Card: 1 of 1 Location: 2900 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/23/2010
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.37	Acres-Road Frontage	3,000.00	16,110	100%		16,110
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.37		7,613.30 Per Acre		Land Total		56,110

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	142,933
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,920
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Open	148,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	139,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2010	168	C 100	1,512	Avg.	94%	100%	100%	1,421
1,960 SFLA		71.30 = $/SFLA (4)				Outbuilding Total			1,421

Accpt Land 56,000 **Accepted Bldg** 141,000 **Total** 197,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	11/20/2018
Sale Price	49,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Landlocked/Rear	200.00	1,400	100%		1,400
6.00	Acres-Under Water	.00		100%		0
Total Acres 13.00		107.69 Per Acre			Land Total	1,400

Accpt Land 1,000 **Accepted Bldg** 0 **Total** 1,000

Map/Lot: U 2 3
Account: 1014 Card: 1 of 1 Location: 391 FRIENDSHIP RD

Neighborhood 13 River Inlet .25

Sale Data

Sale Date	10/01/1986
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	85%		51,000
331	$/LF -Water Frontage	150.00	49,650	50%	Size/Shape	24,825
3.31	Acres-Water Acreage	.00		100%		0
2.44	Acres-Back Land	500.00	1,220	100%		1,220
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 6.00		15,340.83 Per Acre		Land Total		92,045

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	888 Sqft	Grade C 100	Base	107,882
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	897
					0
					0
Foundation	Brick	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	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	0	Standard	Standard	Average	Basic	108,779

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	64,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1890	161	C 100	7,379	Avg.	62%	100%	100%	4,575
Deck	1890	440	E 100	2,970	Avg.	62%	100%	100%	1,841
Enclosed Fr Porch	2013	132	E 100	4,538	Avg.	96%	100%	100%	4,356
1.5 Gar	2013	840	E 100	19,902	Avg.	96%	100%	100%	19,106
1,332 SFLA		48.10 = $/SFLA (4)					Outbuilding Total		29,878

Accpt Land	92,000	Accepted Bldg	94,000	Total	186,000

Map/Lot: R11 14
Account: 1015 Card: 1 of 1 Location: 1110 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1988
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Baselot (Frct)	22,701.09	14,075	100%		14,075
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.62		54,959.68 Per Acre			Land Total	34,075

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,074 Sqft	Grade C 100	Base	153,244
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,400
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	162,189

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	110,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 M	1900	176	C 100	10,678	Good	68%	100%	100%	7,261
Shed	1900	600	C 100	6,000	Good	68%	100%	100%	4,080
Sunspace	1978	190	C 110	11,129	Good	80%	100%	100%	8,903
Gar	1978	360	E 100	6,718	Good	80%	100%	100%	5,374
1,611 SFLA		68.46 = $/SFLA (4)				Outbuilding Total			25,618

Accpt Land 34,000 **Accepted Bldg** 136,000 **Total** 170,000

Map/Lot: R23 37A
Account: 1016 Card: 1 of 1 Location: 513 FLANDERS CORNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.60	Acres-Road Frontage	3,000.00	10,800	100%		10,800
2.50	Acres-Back Land	500.00	1,250	100%		1,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.10		6,179.01 Per Acre			Land Total	50,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 100	Base	91,757
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1989	0	Standard	Standard	Average	Basic	91,757

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	73,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1989	224	C 100	5,304	Avg.	80%	100%	100%	4,243
Enclosed Fr Porch	1989	108	C 100	4,950	Avg.	80%	100%	100%	3,960
(U)Basement	1989	108	C 100	1,728	Avg.	80%	100%	100%	1,382
Shed	1989	144	E 100	1,080	Fair	74%	100%	100%	799
1,008 SFLA		72.82 = $/SFLA (4)					Outbuilding Total		10,384

Accpt Land 50,000 **Accepted Bldg** 84,000 **Total** 134,000

Map/Lot: U 8 5
Account: 1017 Card: 1 of 1 Location: 264 DEPOT ST

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2018
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.31	Acres-Baselot (Frct)	23,532.56	30,828	100%		30,828
8.13	Acres-Landlocked/Rear	200.00	1,626	100%		1,626
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.44		5,556.57 Per Acre		Land Total		52,454

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	990 Sqft	Grade C 100	Base	117,087
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Fair	Basic	116,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	70%	100%	43,914

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	200	C 100	2,000	Fair	54%	70%	100%	756
2 Gar	1992	576	C 100	23,213	Fair	77%	100%	100%	17,874
1,485 SFLA		29.57 = $/SFLA (4)					Outbuilding Total		18,630

Accpt Land 52,000 **Accepted Bldg** 63,000 **Total** 115,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/2002
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
19.32	Acres-Back Land	500.00	9,660	100%		9,660
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
Total Acres 21.82		4,040.33 Per Acre		Land Total		88,160

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	1,496 Sqft	Grade C 110	Base	218,347
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,904
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	226,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	90%	100%	181,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1872	108	E 100	4,311	Poor	46%	100%	100%	1,983
(U)Basement	1872	108	E 100	1,296	Poor	46%	100%	100%	596
Entry	1872	100	E 100	2,625	Poor	46%	100%	100%	1,208
Shed	2001	160	C 100	1,600	Avg.	88%	100%	100%	1,408
Guest House	1872	528	E 100	29,146	Poor	46%	100%	100%	13,407
(U)Attic	1872	528	E 100	3,564	Poor	46%	100%	100%	1,639
2 Overhang	2003	42	C 110	2,589	Avg.	89%	100%	100%	2,304
Deck	2011	392	C 110	3,881	Avg.	94%	100%	100%	3,648
Cover-It	2012	400	C 110	880	Avg.	95%	100%	100%	836
Gar	2015	936	C 110	25,616	Avg.	97%	100%	100%	24,848
2,992 SFLA		60.60 = $/SFLA (4)					Outbuilding Total		51,877

Accpt Land 88,000 **Accepted Bldg** 233,000 **Total** 321,000

Map/Lot: R 8 57
Account: 1019 Card: 1 of 1 Location: 421 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	06/24/2011
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	96,459.61	24,115	20%		4,823
Total Acres 0.25		19,292.00 Per Acre			Land Total	4,823

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R 6 8E- 1
Account: 1020 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 1

Neighborhood 5	Residential 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Camper Trailer	1995	8X32	C 100	14,272	Avg.	51%	100%	100%	7,279
Deck	1995	128	E 100	864	Avg.	84%	100%	100%	726
256 SFLA		736.67 = $/SFLA (4)				Outbuilding Total			8,005

Accpt Land 0 **Accepted Bldg** 8,000 **Total** 8,000

Map/Lot: R 9 69
Account: 1021 Card: 1 of 1 Location: 1494 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	On Another Lot
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
110	$/LF -Water Frontage	150.00	16,500	100%		16,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	60%		12,000
3.95	Acres-Road Frontage	3,000.00	11,850	100%		11,850
15.63	Acres-Back Land	500.00	7,815	100%		7,815
Total Acres 20.08		8,623.75 Per Acre		Land Total		173,165

Dwelling Description **Replacement Cost New**

Ranch	One Story	640 Sqft	Grade C 100	Base	70,455
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,826
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,280
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	5,619
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Average	Basic	73,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	47,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1965	56	C 100	504	Avg.	65%	100%	100%	328
Deck	1965	70	C 100	630	Avg.	65%	100%	100%	410
Ramp	2000	64	C 100	1,440	Avg.	87%	100%	100%	1,253
Float	2000	144	C 100	5,292	Avg.	87%	100%	100%	4,604
640 SFLA		74.84 = $/SFLA (4)				Outbuilding Total			6,595

Accpt Land 173,000 **Accepted Bldg** 54,000 **Total** 227,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	On Another Lot
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2006
Sale Price	7,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Baselot (Frct)	327,479	111,343	100%		111,343
58	$/LF -Water Frontage	150.00	8,700	100%		8,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.34		382,479.41 Per Acre		Land Total		130,043

Dwelling Description **Replacement Cost New**

Ranch	One Story	720 Sqft	Grade C 100	Base	75,472
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,440
Rooms	3				
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
1964	0	Standard	Standard	Average	Basic	68,603

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	44,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1964	48	C 100	432	Avg.	65%	100%	100%	281
Open Fr Porch	2012	240	C 100	5,683	Avg.	95%	100%	100%	5,399
720 SFLA		61.93 = $/SFLA (4)				Outbuilding Total			5,680

Accpt Land 130,000 **Accepted Bldg** 50,000 **Total** 180,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
650	$/LF -Water Frontage	150.00	97,500	100%		97,500
6.50	Acres-Water Acreage	.00		100%		0
19.50	Acres-Back Land	500.00	9,750	100%		9,750
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 34.00		8,172.06 Per Acre		Land Total		277,850

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	884 Sqft	Grade C 100	Base	85,758
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,420
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	Standard	Standard	Fair	Basic	90,178

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	48,696

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	400	C 100	21,288	Fair	54%	100%	100%	11,496
(U)Attic	1880	400	C 100	3,600	Fair	54%	100%	100%	1,944
Enclosed Fr Porch	1880	120	C 100	5,500	Fair	54%	100%	100%	2,970
Shed	1880	442	E 100	3,315	Fair	54%	100%	100%	1,790
1.5 Barn	1880	1184	E 100	21,196	Fair	54%	100%	100%	11,446
Shed	1880	518	E 100	3,885	Fair	54%	100%	100%	2,098
884 SFLA		55.09 = $/SFLA (4)					Outbuilding Total		31,744

Accpt Land 278,000 **Accepted Bldg** 80,000 **Total** 358,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/24/2014
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.50		16,600.00 Per Acre			Land Total	41,500

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	360 Sqft	Grade C 100	Base	52,893
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	536
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,654
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	Standard	Standard	Fair	Basic	66,083

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	35,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	336	C 100	17,882	Fair	54%	100%	100%	9,656
(U)Basement	1900	168	C 100	2,688	Fair	54%	100%	100%	1,452
Entry	1900	40	C 100	1,400	Fair	54%	100%	100%	756
Gar	1971	576	E 100	10,748	Poor	47%	100%	100%	5,052
360 SFLA		99.13 = $/SFLA (4)					Outbuilding Total		16,916

Accpt Land 42,000 **Accepted Bldg** 53,000 **Total** 95,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/21/2015
Sale Price	76,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Baselot (Frct)	115,273	19,596	100%		19,596
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.17		203,505.88 Per Acre		Land Total		34,596

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	102,205
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1996	Standard	Standard	Average	Basic	101,009

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,626

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2015	100	C 100	900	Avg.	97%	100%	100%	873
1 Fr	2016	340	C 100	18,095	Avg.	97%	60%	100%	10,531
Open Fr Porch	2016	140	C 100	3,315	Avg.	97%	100%	100%	3,216
1,224 SFLA		51.17 = $/SFLA (4)					Outbuilding Total		14,620

Accpt Land	35,000	Accepted Bldg	77,000	Total	112,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/31/2015
Sale Price	34,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Baselot (Frct)	62,556.67	43,790	40%		17,516
2.00	Acres-Under Water	.00		100%		0
Total Acres 2.70		6,487.41 Per Acre		Land Total		17,516

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1993
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Baselot (Frct)	292,530	20,477	100%		20,477
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.07		578,242.86 Per Acre		Land Total		40,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1900	954	C 100	55,208	Fair	54%	100%	100%	29,812
2nd Floor Fin	1900	954	C 100	50,772	Fair	54%	100%	100%	27,417
Basement 8	1900	416	C 100	10,263	Fair	54%	100%	100%	5,542
Deck	1900	72	C 100	648	Fair	54%	100%	100%	350
Shed	1900	160	C 100	1,600	Fair	54%	100%	100%	864
2 Enclosed Fr Porch	1900	128	C 100	9,503	Fair	54%	100%	100%	5,132
								Outbuilding Total	69,117

Accpt Land	40,000	**Accepted Bldg**	69,000	**Total**	109,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	03/01/1987
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	187,945	37,589	20%	Access	7,518
Total Acres 0.20		37,590.00 Per Acre			Land Total	7,518

Accpt Land	8,000	**Accepted Bldg**	0	**Total**	8,000

Map/Lot: U 7 16
Account: 1029 Card: 1 of 1 Location: 41 WASHINGTON RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1996
Sale Price	114,760
Sale Type	Other
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 8 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	27,519.44	41,279	200%		82,558
0.44	Acres-Wasteland/Bog	100.00	44	100%		44
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.94		58,042.27 Per Acre		Land Total		112,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 12	1950	3200	C 100	154,816	Avg.	62%	100%	100%	95,986
Shed	1950	160	C 100	1,600	Avg.	62%	100%	100%	992
Open Fr Porch	1950	540	C 100	12,787	Avg.	62%	100%	100%	7,928
30000 Propane	1960	2	C 100	165,050	Avg.	62%	100%	100%	102,331
						Outbuilding Total			207,237

Accpt Land	113,000	**Accepted Bldg**	207,000	**Total**	320,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2001
Sale Price	325,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
127	$/LF -Water Frontage	150.00	19,050	100%		19,050
1.27	Acres-Water Acreage	.00		100%		0
0.18	Acres-Road Frontage	3,000.00	540	100%		540
7.03	Acres-Back Land	500.00	3,515	100%		3,515
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.48		18,426.05 Per Acre		Land Total		193,105

Dwelling Description **Replacement Cost New**

Colonial	Two Story	880 Sqft	Grade B 100	Base	182,031
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,173
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,462
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Standard	Standard	Good	Basic	195,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	166,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1988	300	B 100	21,075	Good	85%	100%	100%	17,914
(U)Basement	1988	300	B 100	6,336	Good	85%	100%	100%	5,386
1 M	1988	543	B 100	43,486	Good	85%	100%	100%	36,963
Patio	1988	796	B 100	5,086	Good	85%	100%	100%	4,323
Shed	1987	192	E 100	1,440	Avg.	79%	100%	100%	1,138
Shed	1997	112	E 100	840	Avg.	86%	100%	100%	722
Open Fr Porch	2001	408	B 100	12,753	Good	91%	100%	100%	11,605
Shed	2002	120	E 100	900	Avg.	89%	100%	100%	801
1,760 SFLA		94.32 = $/SFLA (4)				Outbuilding Total			78,852

Accpt Land 193,000 **Accepted Bldg** 245,000 **Total** 438,000

Map/Lot: U 3 20A
Account: 1031 Card: 1 of 2 Location: 124 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1995
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
2.04	Acres-Road Frontage	3,000.00	6,120	100%		6,120
2.00	# -Lot Imp PW/PS...	15,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.54		33,511.81 Per Acre		Land Total		85,120

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,092 Sqft	Grade B 100	Base	210,465
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	5,996
Rooms	12				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,686
Attic	Floor & Stairs			Attic	7,207
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1834	0	Standard	Standard	Average	Basic	238,228

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	147,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1834	504	B 100	57,354	Avg.	62%	100%	100%	35,559
1.5 Shed	1834	450	B 100	7,544	Avg.	62%	100%	100%	4,677
Open Fr Porch	1834	472	B 100	14,754	Avg.	62%	100%	100%	9,147
Carport	2004	378	B 100	4,866	Avg.	90%	100%	100%	4,379
Shed	2004	159	B 100	2,099	Avg.	90%	100%	100%	1,889
2,184 SFLA		67.63 = $/SFLA (4)				Outbuilding Total			55,651

Accpt Land 85,000 **Accepted Bldg** 203,000 **Total** 288,000

Map/Lot: U 3 20A
Account: 1031 Card: 2 of 2 Location: 124 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1995
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 31
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1834	714	C 100	17,043	Avg.	62%	100%	100%	10,567
(U)Basement	1997	714	C 100	11,424	Avg.	86%	100%	100%	9,825
1.5 Barn	1834	1496	C 100	35,710	Avg.	62%	100%	100%	22,140
(U)Basement	1997	1496	C 100	23,936	Avg.	86%	100%	100%	20,585
2 Barn	1997	462	C 100	14,068	Avg.	86%	100%	100%	12,098
1.5 Shed	1197	168	C 100	2,134	Avg.	62%	100%	100%	1,323
2,184 SFLA		67.63 = $/SFLA (4)				Outbuilding Total			76,538

Accpt Land 0 **Accepted Bldg** 77,000 **Total** 77,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	85,000	203,000	288,000	85,000	203,000	288,000
2	0	77,000	77,000	0	77,000	77,000
TOTAL	85,000	280,000	365,000	85,000	280,000	365,000

Map/Lot: U 4 78
Account: 1032 Card: 1 of 1 Location: 1014 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/04/2017
Sale Price	129,400
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
0.11	Acres-Back Land	500.00	55	100%		55
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.42		100,559.52 Per Acre		Land Total		42,235

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,195 Sqft	Grade B 100	Base	222,049
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,947
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	Floor & Stairs			Attic	7,887
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Average	Basic	227,711

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	141,181

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	216	B 100	15,175	Avg.	62%	100%	100%	9,408
Enclosed Fr Porch	1830	30	B 100	1,815	Avg.	62%	100%	100%	1,125
Enclosed Fr Porch	1830	120	B 100	7,260	Avg.	62%	100%	100%	4,501
Shed	1830	72	B 100	950	Avg.	62%	100%	100%	589
2 Barn	1830	525	B 100	21,102	Avg.	62%	100%	100%	13,083
Shed	1830	304	B 100	4,013	Avg.	62%	100%	100%	2,488
Deck	1830	228	B 100	2,709	Avg.	62%	100%	100%	1,680
2,390 SFLA		59.07 = $/SFLA (4)				Outbuilding Total			32,874

Accpt Land 42,000 **Accepted Bldg** 174,000 **Total** 216,000

Neighborhood 17 River Inlet 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	1 3 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	17

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,512 Sqft	Grade E 100	Base	92,929
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,550
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,690
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	Standard	Standard	Average	Basic	88,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	84,657

Accpt Land	0	Accepted Bldg	85,000	Total	85,000

Neighborhood 27 Exempt Rt1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 27

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
16.77	Acres-Back Land	500.00	8,385	100%		8,385
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 17.77		9,813.17 Per Acre		Land Total		174,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
School 8 Wood	2001	2592	D 100	201,137	Avg.	88%	100%	100%	177,001
School 8 Wood	2001	1444	D 100	112,053	Avg.	88%	100%	100%	98,607
School 8 Wood	2001	432	D 100	33,523	Avg.	88%	100%	100%	29,500
Gym 22 Brick	2001	6528	D 100	723,495	Avg.	88%	100%	100%	636,676
School 8 Wood	2001	3264	D 100	253,284	Avg.	88%	200%	100%	445,780
Basement 10	2001	3264	D 100	70,628	Avg.	88%	100%	100%	62,153
School 8 Wood	2005	2160	D 100	167,614	Avg.	91%	200%	100%	305,058
Entry	2005	60	D 100	1,764	Avg.	91%	100%	100%	1,605
Entry	2005	144	D 100	4,234	Avg.	91%	100%	100%	3,853
Shed	2005	144	D 100	1,210	Avg.	91%	100%	100%	1,101
								Outbuilding Total	1,761,334

Accpt Land 174,000 **Accepted Bldg** 1,761,000 **Total** 1,935,000

Neighborhood 27 Exempt Rt1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 0 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 27

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Mobile Class Rooms	1990	1456	C 100	29,120	Fair	77%	100%	100%	22,422
Deck	2005	148	C 100	1,332	Avg.	91%	100%	100%	1,212
Canopy	2006	128	D 100	946	Avg.	91%	100%	100%	861
Canopy	2006	165	D 100	1,220	Avg.	91%	100%	100%	1,110
Canopy	2008	768	E 100	5,068	Avg.	93%	100%	100%	4,713
Shed	2011	100	E 100	750	Avg.	94%	100%	100%	705
Mobile Class Rooms	1990	720	C 100	14,400	Fair	77%	100%	100%	11,088
Deck	2011	299	C 100	2,691	Avg.	94%	100%	100%	2,530
Mobile Class Rooms	1990	864	C 100	17,280	Fair	77%	100%	100%	13,306
Church 20	2017	7225	C 100	745,548	Avg.	97%	50%	100%	361,591
							Outbuilding Total		419,538

Accpt Land 0 **Accepted Bldg** 420,000 **Total** 420,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	174,000	1,761,000	1,935,000	174,000	1,761,000	1,935,000
2	0	420,000	420,000	0	420,000	420,000
TOTAL	174,000	2,181,000	2,355,000	174,000	2,181,000	2,355,000

Map/Lot: R 1 60A
Account: 1035 Card: 1 of 1 Location: 1063 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Dug Well
Street	Paved

Sale Data

Sale Date	06/01/1972
Sale Price	3,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	90%		67,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 2.00		38,750.00 Per Acre			Land Total	77,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	846 Sqft	Grade E 100	Base	62,531
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,784
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,269
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-1,410
Attic	None			Attic	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	Standard	None	Fair	Basic	55,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	63%	80%	100%	27,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1976	96	E 100	720	Fair	63%	80%	100%	363
Enclosed Fr Porch	1976	36	E 100	1,238	Fair	63%	80%	100%	624
Deck	1976	104	E 100	702	Fair	63%	80%	100%	354
Shed	1976	60	E 100	450	Fair	63%	80%	100%	227
Open Shed	1976	96	E 100	576	Fair	63%	80%	100%	290
846 SFLA		32.81 = $/SFLA (4)					Outbuilding Total		1,858

Accpt Land 78,000 **Accepted Bldg** 30,000 **Total** 108,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
Total Acres 12.00		6,250.00 Per Acre		Land Total		75,000

Accpt Land 75,000 **Accepted Bldg** 0 **Total** 75,000

Map/Lot: R13 9- 1
Account: 1037 Card: 1 of 1 Location: 10 MEDOMAK VALLEY CT

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1986
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Baselot (Frct)	44,705.47	33,529	45%		15,088
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.75		46,784.00 Per Acre		Land Total		35,088

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 110	Base	102,889
Exterior	Wood 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	0
Fin. Basement Area	756 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,120
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,652
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
1974	0	Standard	Standard	Average	Basic	119,661

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	84,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1974	112	C 110	6,557	Avg.	71%	100%	100%	4,655
Deck	1974	48	C 110	475	Avg.	71%	100%	100%	337
1,008 SFLA		84.28 = $/SFLA (4)				Outbuilding Total			4,992

Accpt Land 35,000 **Accepted Bldg** 90,000 **Total** 125,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/14/2017
Sale Price	41,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	4-1-2015		
Reference 2	2014 COMMDORE 14 X 76		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.58	Acres-Back Land	500.00	790	100%		790
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.58		11,393.85 Per Acre		Land Total		40,790

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	2014	14X76	A 100	56,848	Avg.	67%	100%	100%	38,088
MH Slab		2014	1064	C 100	3,607	Avg.	96%	100%	100%	3,463
Deck		2014	96	C 100	864	Avg.	96%	100%	100%	829
1,064 SFLA			115.65 = $/SFLA (4)				Outbuilding Total			42,380

Accpt Land 41,000 **Accepted Bldg** 42,000 **Total** 83,000

Map/Lot: R 1 19
Account: 1039 Card: 1 of 1 Location: 41 BROAD COVE RD E

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1988
Sale Price	120,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
201	$/LF -Water Frontage	150.00	30,150	100%		30,150
1.58	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.08		84,206.73 Per Acre		Land Total		175,150

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	531 Sqft	Grade B 100	Base	135,223
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,089
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	141,034

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	118,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1994	608	B 100	42,713	Avg.	84%	100%	100%	35,879
(U)Basement	1994	608	B 100	12,841	Avg.	84%	100%	100%	10,786
Att Gar	1994	380	B 100	10,523	Avg.	84%	100%	100%	8,839
Bay Window	1994	18	B 100	3,041	Avg.	84%	100%	100%	2,554
Deck	1994	24	B 100	285	Avg.	84%	100%	100%	239
Deck	1994	390	B 100	4,633	Avg.	84%	100%	100%	3,892
Enclosed Fr Porch	1994	120	B 100	7,260	Avg.	84%	100%	100%	6,098
1,062 SFLA		111.55 = $/SFLA (4)				Outbuilding Total			68,287

Accpt Land 175,000 **Accepted Bldg** 187,000 **Total** 362,000

Map/Lot: R23 12
Account: 1040 Card: 1 of 1 Location: 1641 OLD AUGUSTA RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/19/2005
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Baselot (Frct)	50,811.80	17,784	67%		11,915
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.35		91,185.71 Per Acre		Land Total		31,915

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	540 Sqft	Grade C 110	Base	88,484
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	Standard	Standard	Good	Basic	88,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	60,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1920	200	C 110	11,708	Good	68%	100%	100%	7,961
Entry	1920	48	C 110	1,848	Good	68%	100%	100%	1,257
Gar	1920	280	E 100	5,224	Good	68%	100%	100%	3,552
810 SFLA		74.28 = $/SFLA (4)					Outbuilding Total		12,770

Accpt Land 32,000 **Accepted Bldg** 73,000 **Total** 105,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	05/28/2004
Sale Price	126,350
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.65	Acres-Road Frontage	3,000.00	1,950	100%		1,950
0.34	Acres-Back Land	500.00	170	100%		170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.99		13,418.06 Per Acre		Land Total		40,120

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	95,580
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,160
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
1981	0	Standard	Standard	Average	Basic	87,991

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	65,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1981	144	C 100	7,664	Avg.	75%	100%	100%	5,748
Att Gar	1981	288	C 100	6,042	Avg.	75%	100%	100%	4,532
Enclosed Fr Porch	1986	200	C 100	9,166	Fair	72%	100%	100%	6,600
Deck	1986	192	C 100	1,728	Fair	72%	100%	100%	1,244
Shed	1981	144	E 100	1,080	Fair	67%	100%	100%	724
Open Shed	1981	144	E 100	864	Fair	67%	100%	100%	579
1,080 SFLA		61.10 = $/SFLA (4)				Outbuilding Total			19,427

Accpt Land 40,000 **Accepted Bldg** 85,000 **Total** 125,000

Map/Lot: R 7 36
Account: 1042 Card: 1 of 1 Location: 1257 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	06/01/1985
Sale Price	79,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
17.00	Acres-Back Land	500.00	8,500	100%		8,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.00		3,394.74 Per Acre		Land Total		64,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,130 Sqft	Grade C 110	Base	141,062
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,255
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-634
Rooms	5				
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	4,136
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1980	Standard	Standard	Average	Basic	149,917

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	125,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	96	C 110	2,500	Avg.	84%	100%	100%	2,100
1 Fr	1880	576	C 110	33,720	Avg.	84%	100%	100%	28,325
2.5 Barn	1880	1672	C 110	67,425	Avg.	62%	100%	100%	41,804
1 Fr	1996	456	C 110	26,695	Avg.	85%	100%	100%	22,691
Deck	1996	372	C 110	3,683	Avg.	85%	100%	100%	3,131
Green House Framed	2015	288	C 110	6,212	Avg.	97%	100%	100%	6,026
1,695 SFLA		74.29 = $/SFLA (4)				Outbuilding Total			104,077

Accpt Land 65,000 **Accepted Bldg** 230,000 **Total** 295,000

Map/Lot: U 2 7
Account: 1043 Card: 1 of 1 Location: 317 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1976
Sale Price	36,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
0.28	Acres-Back Land	500.00	140	100%		140
Total Acres 0.57		65,368.42 Per Acre		Land Total		37,260

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 110	Base	115,652
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	0	Standard	Standard	Average	Basic	115,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	272	C 110	15,924	Avg.	62%	100%	100%	9,873
(U)Attic	1820	272	C 110	2,693	Avg.	62%	100%	100%	1,670
Shed	1820	200	E 100	1,500	Avg.	62%	100%	100%	930
Shed	2006	49	E 100	368	Avg.	91%	100%	100%	335
Open Fr Porch	2006	292	C 110	7,606	Avg.	91%	100%	100%	6,921
1,260 SFLA		56.91 = $/SFLA (4)					Outbuilding Total		19,729

Accpt Land 37,000 **Accepted Bldg** 91,000 **Total** 128,000

Map/Lot: R13 57C
Account: 1044 Card: 1 of 1 Location: 2641 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
5.32	Acres-Road Frontage	3,000.00	15,960	100%		15,960
13.83	Acres-Back Land	500.00	6,915	100%		6,915
Total Acres 21.15		3,209.22 Per Acre		Land Total		67,875

Accpt Land 68,000 **Accepted Bldg** 0 **Total** 68,000

Map/Lot: R 1 45
Account: 1045 Card: 1 of 2 Location: 940 GROSS NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1988
Sale Price	395,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
159	$/LF -Water Frontage	150.00	23,850	100%		23,850
1.59	Acres-Water Acreage	.00		100%		0
1.87	Acres-Road Frontage	3,000.00	5,610	100%		5,610
1.71	Acres-Back Land	500.00	855	100%		855
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 7.17		28,635.29 Per Acre		Land Total		205,315

Dwelling Description **Replacement Cost New**

Colonial	Two Story	950 Sqft	Grade A 100	Base	299,904
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,917
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Good	Basic	317,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	216,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	416	A 100	46,715	Good	68%	100%	100%	31,766
(U)Basement	1880	416	A 100	14,044	Good	68%	100%	100%	9,550
1 Fr	1880	8	A 100	899	Good	68%	100%	100%	611
Bay Window	1880	12	A 100	3,241	Good	68%	100%	100%	2,204
Open Fr Porch	1880	70	A 100	3,498	Good	68%	100%	100%	2,379
Bay Window	1880	12	A 100	3,241	Good	68%	100%	100%	2,204
Open Fr Porch	1880	66	A 100	3,298	Good	68%	100%	100%	2,243
1 Fr	1880	138	A 100	15,496	Good	68%	100%	100%	10,537
Open Fr Porch	1880	24	A 100	1,198	Good	68%	100%	100%	815
Deck	2008	310	A 100	5,887	Avg.	93%	100%	100%	5,475
1,900 SFLA		113.70 = $/SFLA (4)				Outbuilding Total			67,784

Accpt Land 205,000 **Accepted Bldg** 284,000 **Total** 489,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1988
Sale Price	395,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 99 13
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 0.00				Land Total		12,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	1880	90	C 100	720	Avg.	62%	100%	100%	446
Shed	1880	200	C 100	2,000	Avg.	62%	100%	100%	1,240
Pier	2015	816	B 100	43,085	Good	98%	100%	100%	42,223
Ramp	1984	90	C 100	2,025	Avg.	77%	100%	100%	1,559
Float	1984	120	C 100	4,410	Avg.	77%	100%	100%	3,396
Shed	1987	200	C 100	2,000	Avg.	79%	100%	100%	1,580
Guest House	2006	960	B 100	93,266	Avg.	91%	100%	100%	84,872
Deck	2006	192	B 100	2,281	Avg.	91%	100%	100%	2,076
Gar	2007	1300	B 100	42,694	Avg.	92%	100%	100%	39,278
Carport	2008	240	C 100	2,340	Avg.	93%	100%	100%	2,176
1,900 SFLA		113.70 = $/SFLA (4)				Outbuilding Total			178,846

Accpt Land 12,000 **Accepted Bldg** 179,000 **Total** 191,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	205,000	284,000	489,000	205,000	284,000	489,000
2	12,000	179,000	191,000	12,000	179,000	191,000
TOTAL	217,000	463,000	680,000	217,000	463,000	680,000

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 99
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 5

Sale Data

Sale Date	01/27/2011
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 2.04		36,823.53 Per Acre			Land Total	75,120

Accpt Land	75,000	**Accepted Bldg**	0	**Total**	75,000

Map/Lot: R23 35- 2
Account: 1047 Card: 1 of 1 Location: 2310 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/29/2008
Sale Price	173,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.51	Acres-Back Land	500.00	755	100%		755
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.51		9,701.77 Per Acre			Land Total	43,755

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 100	Base	103,905
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	103,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	81,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	40	C 100	360	Avg.	84%	100%	100%	302
Open Fr Porch	1995	180	C 100	4,262	Avg.	84%	100%	100%	3,580
1,176 SFLA		68.92 = $/SFLA (4)					Outbuilding Total		3,882

Accpt Land 44,000 **Accepted Bldg** 85,000 **Total** 129,000

Neighborhood 2	Rural Paved 2
Tree Growth	2016
Zoning/Use	RURAL
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	09/11/2015
Sale Price	55,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2016		
Reference 2	FARMLAND 2016		
Tran/Land/Bldg	1 1 8		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Crop/Blueberry F&O	450.00	1,350	100%		1,350
4.00	Acres-Pasture F&O	350.00	1,400	100%		1,400
4.00	Acres-Softwood F&O	337.00	1,348	100%		1,348
46.20	Acres-Mixed Wood F&O	408.00	18,850	100%		18,850
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 59.20		809.93 Per Acre			Land Total	47,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Green House Hoop	2015	1581	E 100	4,340	Avg.	97%	50%	100%	2,105
Shed	2017	80	E 100	600	Avg.	97%	100%	100%	582
Cabin	2017	450	C 100	16,965	Avg.	97%	40%	100%	6,582
Deck	2017	150	C 100	1,350	Avg.	97%	40%	100%	524
							Outbuilding Total		9,793

Accpt Land	48,000	**Accepted Bldg**	10,000	**Total**	58,000

Map/Lot: R20 13C
Account: 1049 Card: 1 of 1 Location: 750 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/07/2015
Sale Price	77,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.40	Acres-Road Frontage	3,000.00	4,200	100%		4,200
4.52	Acres-Back Land	500.00	2,260	100%		2,260
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.92		5,866.16 Per Acre			Land Total	46,460

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fourseasons..M/H	1998	16X76	A 100	61,028	Avg.	51%	100%	100%	31,124
MH Slab	1998	1216	C 100	4,122	Avg.	86%	100%	100%	3,545
Shed	1998	280	E 100	2,100	Avg.	86%	100%	100%	1,806
Deck	1999	200	C 100	1,800	Avg.	87%	100%	100%	1,566
1,216 SFLA		92.25 = $/SFLA (4)				Outbuilding Total			38,041

Accpt Land 46,000 **Accepted Bldg** 38,000 **Total** 84,000

Map/Lot: R15 35
Account: 1050 Card: 1 of 1 Location: 748 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.70	Acres-Road Frontage	3,000.00	20,100	100%		20,100
18.30	Acres-Back Land	500.00	9,150	100%		9,150
7.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 34.00		2,036.76 Per Acre		Land Total		69,250

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,485 Sqft	Grade D 100	Base	102,672
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	95,636

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	81,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	288	E 100	1,944	Avg.	80%	100%	100%	1,555
1.5 Barn	1900	816	E 100	14,608	Avg.	62%	100%	100%	9,057
Shed	1900	442	E 100	3,315	Avg.	62%	100%	100%	2,055
1,485 SFLA		54.74 = $/SFLA (4)					Outbuilding Total		12,667

Accpt Land 69,000 **Accepted Bldg** 94,000 **Total** 163,000

Map/Lot: U 4 105
Account: 1051 Card: 1 of 1 Location: 57 MARBLE AVE

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/01/2001
Sale Price	72,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Baselot (Frct)	119,483	14,338	100%		14,338
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.12		244,483.33 Per Acre		Land Total		29,338

Dwelling Description **Replacement Cost New**

Colonial	Two Story	594 Sqft	Grade C 110	Base	118,541
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,463
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,947
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,267
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Standard	Standard	Good	Basic	121,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	82,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1810	330	C 110	19,319	Good	68%	100%	100%	13,137
(F)Attic	1810	330	C 110	9,075	Good	68%	100%	100%	6,171
Enclosed Fr Porch	1810	48	C 110	2,420	Good	68%	100%	100%	1,646
Overhang	1810	28	C 110	1,066	Good	68%	100%	100%	725
Shed	2011	100	E 100	750	Avg.	94%	100%	100%	705
1,188 SFLA		69.43 = $/SFLA (4)				Outbuilding Total			22,384

Accpt Land 29,000 **Accepted Bldg** 105,000 **Total** 134,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	06/14/2018
Sale Price	185,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.75	Acres-Back Land	500.00	375	100%		375
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.25		31,500.00 Per Acre			Land Total	39,375

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,404 Sqft	Grade C 110	Base	130,019
Exterior	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	0
Fin. Basement Area	534 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,971
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,301
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,238
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Standard	Standard	Average	Basic	152,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	122,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	69	C 110	683	Avg.	80%	100%	100%	546
1 Fr	1989	360	C 110	21,075	Avg.	80%	100%	100%	16,860
Deck	1989	366	C 110	3,623	Avg.	80%	100%	100%	2,898
Att Gar	1989	638	C 110	14,724	Avg.	80%	100%	100%	11,779
1,404 SFLA		86.97 = $/SFLA (4)					Outbuilding Total		32,083

Accpt Land	39,000	Accepted Bldg	154,000	Total	193,000

Map/Lot: R 3 48A
Account: 1053 Card: 1 of 1 Location: 371 DUCKPUDDLE RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	04/01/1979
Sale Price	9,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
181	$/LF -Water Frontage	50.00	9,050	100%		9,050
1.81	Acres-Water Acreage	.00		100%		0
3.09	Acres-Road Frontage	3,000.00	9,270	100%		9,270
Total Acres 6.90		7,727.54 Per Acre		Land Total		53,320

Accpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Map/Lot: R 1 40
Account: 1054 Card: 1 of 1 Location: 188 BROAD COVE RD W

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	06/06/2006
Sale Price	43,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.26	Acres-Baselot (Frct)	51,819.46	65,293	100%		65,293
Total Acres 1.26		51,819.84 Per Acre			Land Total	65,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(U)Basement	2006	1176	C 100	18,816	Avg.	91%	100%	100%	17,123
							Outbuilding Total		17,123

Accpt Land 65,000 **Accepted Bldg** 17,000 **Total** 82,000

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
517	$/LF -Water Frontage	350.00	180,950	60%		108,570
2.15	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 4.15		118,209.64 Per Acre		Land Total		490,570

Dwelling Description — Replacement Cost New

Contemporary	One & 3/4 Story	864 Sqft	Grade A 100	Base	255,829
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,746
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	3,007
Heating	100% Radiant	Cooling	0% None	Heat	6,636
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,950
Attic	1/4 Finished			Attic	16,006
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	Standard	Standard	Average	Basic	273,682

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	240,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	340	A 100	6,457	Avg.	88%	100%	100%	5,682
Deck	2001	320	A 100	6,077	Avg.	88%	100%	100%	5,348
Pier	2002	372	A 100	31,397	Good	92%	100%	100%	28,885
Ramp	2002	176	C 100	3,960	Avg.	89%	100%	100%	3,524
Float	2002	336	C 100	12,348	Avg.	89%	100%	100%	10,990
Open Fr Porch	2004	80	A 100	3,996	Avg.	90%	100%	100%	3,596
1 Fr	2004	320	A 100	35,933	Avg.	90%	100%	100%	32,340
Open Fr Porch	2004	192	A 100	9,594	Avg.	90%	100%	100%	8,635
1.5 Gar	2004	1120	A 100	74,654	Avg.	90%	100%	100%	67,189
1,512 SFLA		159.29 = $/SFLA (4)				Outbuilding Total			166,189

Accpt Land 491,000 **Accepted Bldg** 407,000 **Total** 898,000

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 99 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	# -Per Unit	175,000	350,000	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description **Replacement Cost New**

Contemporary	One & 1/2 Story	2,456 Sqft	Grade A 100	Base	493,445
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	16,168
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	17,851
Attic	None			Attic	0
FirePlaces	3			Fireplace	10,919
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Standard	Standard	Average	Open	538,383

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	506,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2010	48	A 100	2,399	Avg.	94%	100%	100%	2,255
Deck	2010	428	A 100	8,128	Avg.	94%	100%	100%	7,640
3,684 SFLA		137.37 = $/SFLA (4)					Outbuilding Total		9,895

Accpt Land 0 **Accepted Bldg** 516,000 **Total** 516,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	491,000	407,000	898,000	491,000	407,000	898,000
2	0	516,000	516,000	0	516,000	516,000
TOTAL	491,000	923,000	1,414,000	491,000	923,000	1,414,000

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/2000
Sale Price	62,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Baselot (Frct)	88,247.26	29,122	40%		11,649
2.01	Acres-Landlocked/Rear	200.00	402	100%		402
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.34		13,697.01 Per Acre		Land Total		32,051

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	572 Sqft	Grade C 110	Base	91,260
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	91,260

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	62%	100%	90%	50,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	180	C 110	10,538	Avg.	62%	100%	90%	5,881
1 Fr	1900	270	C 110	15,806	Avg.	62%	100%	90%	8,820
(U)Attic	1900	270	C 110	2,673	Avg.	62%	100%	90%	1,491
Deck	1900	180	C 110	1,782	Avg.	62%	100%	90%	995
1.5 Barn	1900	816	C 110	21,426	Avg.	62%	100%	90%	11,956
858 SFLA		59.35 = $/SFLA (4)					Outbuilding Total		29,143

Accpt Land 32,000 **Accepted Bldg** 80,000 **Total** 112,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/22/2017
Sale Price	117,540
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.58	Acres-Road Frontage	3,000.00	1,740	100%		1,740
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.58		16,178.29 Per Acre		Land Total		41,740

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,000 Sqft	Grade C 100	Base	92,114
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,975
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1977	2000	Standard	Standard	Average	Basic	94,089

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	68,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1977	1	C 100	2,000	Avg.	73%	100%	100%	1,460
Overhang	1977	20	C 100	692	Avg.	73%	100%	100%	505
Bay Window	1977	6	C 100	768	Avg.	73%	100%	100%	561
Shed	1977	224	E 100	1,680	Fair	64%	100%	100%	1,075
Open Fr Porch	2000	42	C 100	995	Avg.	87%	100%	100%	866
1 Fr	2000	336	C 100	17,882	Avg.	87%	100%	100%	15,557
(U)Basement	2000	336	C 100	5,376	Avg.	87%	100%	100%	4,677
Deck	2000	114	C 100	1,026	Avg.	87%	100%	100%	893
1,000 SFLA		68.69 = $/SFLA (4)				Outbuilding Total			25,594

Accpt Land 42,000 **Accepted Bldg** 94,000 **Total** 136,000

Map/Lot: R10 30
Account: 1058 Card: 1 of 1 Location: 3162 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/28/2012
Sale Price	139,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
3.14	Acres-Road Frontage	3,000.00	9,420	100%		9,420
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.14		10,101.17 Per Acre		Land Total		51,920

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,674 Sqft	Grade C 110	Base	148,838
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,744
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Good	Basic	160,850

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	109,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1800	9	C 110	1,267	Good	68%	100%	100%	862
Shed	1800	108	E 100	810	Avg.	62%	100%	100%	502
Shed	1800	63	E 100	472	Avg.	62%	100%	100%	293
Shed	1800	180	E 100	1,350	Avg.	62%	100%	100%	837
Shed	1800	220	E 100	1,650	Avg.	62%	100%	100%	1,023
Shed	2001	120	C 100	1,200	Avg.	88%	100%	100%	1,056
Deck	2003	556	C 110	5,504	Avg.	89%	100%	100%	4,899
1,674 SFLA		65.34 = $/SFLA (4)					Outbuilding Total		9,472

Accpt Land 52,000 **Accepted Bldg** 119,000 **Total** 171,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1986
Sale Price	73,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	12,230.86	18,346	100%		18,346
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		25,564.00 Per Acre		Land Total		38,346

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 110	Base	101,871
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-377
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	Standard	Standard	Average	Basic	101,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	73,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1979	35	C 110	346	Avg.	74%	100%	100%	256
Enclosed Fr Porch	1979	168	C 110	8,469	Avg.	74%	100%	100%	6,267
Open Fr Porch	1979	108	C 110	2,813	Avg.	74%	100%	100%	2,082
Gar	1979	576	C 110	15,764	Avg.	74%	100%	100%	11,665
Shed	1989	256	E 100	1,920	Avg.	80%	100%	100%	1,536
Shed	1991	240	E 100	1,800	Avg.	82%	100%	100%	1,476
Shed	1991	96	E 100	720	Avg.	82%	100%	100%	590
Deck	1991	196	C 100	1,764	Avg.	82%	100%	100%	1,446
Cover-It	2011	240	E 100	360	Avg.	94%	200%	100%	676
1,008 SFLA		72.50 = $/SFLA (4)					Outbuilding Total		25,994

Accpt Land 38,000 **Accepted Bldg** 99,000 **Total** 137,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/22/2014
Sale Price	113,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.52	Acres-Road Frontage	3,000.00	1,560	100%		1,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.52		16,492.06 Per Acre		Land Total		41,560

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	960 Sqft	Grade C 100	Base	128,627
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Average	Basic	128,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	79,749

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1950	32	C 100	758	Avg.	62%	100%	100%	470
Open Fr Porch	1986	216	C 100	5,115	Avg.	79%	100%	100%	4,041
1 Fr	1984	168	C 100	8,941	Avg.	77%	100%	100%	6,885
(U)Basement	1984	168	C 100	2,688	Avg.	77%	100%	100%	2,070
Deck	1986	492	C 100	4,428	Avg.	79%	100%	100%	3,498
1.75 Shed	1950	256	E 100	2,764	Fair	54%	100%	100%	1,493
Shed	1950	160	E 100	1,200	Fair	54%	100%	100%	648
1.75 Shed	1950	224	E 100	2,420	Fair	54%	100%	100%	1,307
Gar	2006	576	E 100	10,748	Avg.	91%	100%	100%	9,781
1,680 SFLA		47.47 = $/SFLA (4)				Outbuilding Total			30,193

Accpt Land 42,000 **Accepted Bldg** 110,000 **Total** 152,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	12/13/2013
Sale Price	182,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	22 70 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.05	Acres-Road Frontage	3,000.00	6,150	100%		6,150
0.95	Acres-Back Land	500.00	475	100%		475
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		8,925.00 Per Acre			Land Total	44,625

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,334 Sqft	Grade C 110	Base	125,381
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-499
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Standard	Standard	Average	Basic	134,150

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	97,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1978	140	C 110	3,646	Avg.	73%	100%	100%	2,662
Open Fr Porch	1978	110	C 110	2,866	Avg.	73%	100%	100%	2,092
1 Fr	1978	286	C 110	16,743	Avg.	73%	100%	100%	12,222
Deck	1978	96	C 110	950	Avg.	73%	100%	100%	693
Gar	1978	864	C 110	23,646	Avg.	73%	100%	100%	17,262
1,334 SFLA		73.41 = $/SFLA (4)					Outbuilding Total		34,931

Accpt Land	45,000	**Accepted Bldg**	133,000	**Total**	178,000

Map/Lot: U 2 20A-45
Account: 1062 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 45

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1992
Sale Price	32,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1992 LIBERTY 14 X 80 10-1-92
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Liberty M/H	1992	14X76	B 100	52,288	Avg.	51%	100%	100%	26,667
1,064 SFLA		117.10 = $/SFLA (4)				Outbuilding Total			26,667

Accpt Land 0 **Accepted Bldg** 27,000 **Total** 27,000

Map/Lot: R16 56B
Account: 1063 Card: 1 of 1 Location: 219 CONTROVERSY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2007
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.03		18,763.55 Per Acre		Land Total		38,090

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,056 Sqft	Grade E 75	Base	53,770
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	50,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	47,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2008	96	E 75	540	Avg.	93%	100%	100%	502
1,056 SFLA		44.81 = $/SFLA (4)					Outbuilding Total		502

Accpt Land	38,000	Accepted Bldg	48,000	Total	86,000

Map/Lot: R 8 42B
Account: 1064 Card: 1 of 1 Location: 100 FINNTOWN RD

Neighborhood	29 Exempt Residential Stream 2
Tree Growth	2005
Zoning/Use	SHORELAND SP RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	12/13/2000
Sale Price	25,000
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2	OPENSPACE		
Tran/Land/Bldg	9 9 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	29

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
39.76	Acres-Back Land	500.00	19,880	100%		19,880
2.00	Acres-Under Water	.00		100%		0
Total Acres 43.76		1,254.11 Per Acre		Land Total		54,880

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

Map/Lot: R13 51
Account: 1065 Card: 1 of 1 Location: 968 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/06/2015
Sale Price	66,200
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2 1986 PINEGROVE 24 X 40
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	17,488.45	15,740	100%		15,740
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.90		39,711.11 Per Acre			Land Total	35,740

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	960 Sqft	Grade D 100	Base	75,289
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Average	Basic	69,209

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	54,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1985	576	E 100	10,748	Avg.	78%	100%	100%	8,383
960 SFLA		56.95 = $/SFLA (4)				Outbuilding Total			8,383

Accpt Land	36,000	Accepted Bldg	63,000	Total	99,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/03/2008
Sale Price	71,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
0.12	Acres-Road Frontage	3,000.00	360	100%		360
Total Acres 0.37		106,378.38 Per Acre		Land Total		39,360

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,200 Sqft	Grade C 110	Base	188,558
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,976
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,934
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	Floor & Stairs			Attic	6,600
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	Standard	Standard	Average	Basic	198,252

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	122,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1880	1	C 110	2,200	Avg.	62%	100%	100%	1,364
Enclosed Fr Porch	1880	400	C 110	20,165	Avg.	62%	100%	100%	12,502
Att Gar	1880	528	C 110	12,185	Avg.	62%	100%	100%	7,555
1 Fr	1880	504	C 110	29,505	Avg.	62%	100%	100%	18,293
2,400 SFLA		51.22 = $/SFLA (4)				Outbuilding Total			39,714

Accpt Land 39,000 **Accepted Bldg** 163,000 **Total** 202,000

Map/Lot: R 5 36
Account: 1067 Card: 1 of 2 Location: 660 BREMEN RD

Neighborhood 16	River Tidal 2
Tree Growth	1995
Zoning/Use	SHORELAND BL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/2000
Sale Price	320,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1995 (BROWN)		
Reference 2	FARMLAND 1995 (BROWN)		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
6.00	Acres-Pasture F&O	350.00	2,100	100%		2,100
1.00	acres-Orchard/Nursey Stock	650.00	650	100%		650
4.00	Acres-Mixed Wood F&O	408.00	1,632	100%		1,632
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.00		9,569.53 Per Acre			Land Total	162,682

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,371 Sqft	Grade C 100	Base	147,435
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1985	Standard	Standard	Good	Basic	149,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	134,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1860	56	C 100	504	Good	90%	100%	100%	454
Bay Window	1860	20	C 100	2,560	Good	90%	100%	100%	2,304
1.5 Shed	1860	552	C 100	7,010	Good	90%	100%	100%	6,309
1.5 Barn	1860	1440	E 100	25,780	Poor	46%	100%	100%	11,859
Gar	1989	576	C 100	14,331	Good	85%	100%	100%	12,181
Shed	2009	216	E 100	1,620	Fair	91%	100%	100%	1,474
2,056 SFLA		65.36 = $/SFLA (4)				Outbuilding Total			34,581

Accpt Land 163,000 **Accepted Bldg** 169,000 **Total** 332,000

Neighborhood 16	River Tidal 2
Tree Growth	1995
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/2000
Sale Price	320,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	FARMLAND
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 0.00				Land Total		12,000

Dwelling Description / **Replacement Cost New**

Cape Cod	One Story	880 Sqft	Grade C 100	Base	86,508
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-4,145
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,760
Attic	Full Finished			Attic	30,932
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	Standard	Standard	Good	Basic	117,055

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	97,156

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1989	224	C 100	11,921	Good	85%	100%	100%	10,133
Open Fr Porch	2004	110	C 100	2,605	Good	93%	100%	100%	2,423
Deck	2005	54	C 100	486	Good	93%	100%	100%	452
Open Fr Porch	2005	180	C 100	4,262	Good	93%	100%	100%	3,964
880 SFLA		110.40 = $/SFLA (4)					Outbuilding Total		16,972

Accpt Land	12,000	**Accepted Bldg**	114,000	**Total**	126,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	163,000	169,000	332,000	163,000	169,000	332,000
2	12,000	114,000	126,000	12,000	114,000	126,000
TOTAL	175,000	283,000	458,000	175,000	283,000	458,000

Neighborhood 2	Rural Paved 2
Tree Growth	1999
Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	07/01/1986
Sale Price	20,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1999		
Reference 2	TREE GROWTH 1999		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.00	Acres-Softwood TG	337.00	1,685	100%		1,685
21.22	Acres-Mixed Wood TG	408.00	8,658	100%		8,658
28.00	Acres-Hardwood TG	263.00	7,364	100%		7,364
Total Acres 56.22		670.70 Per Acre			Land Total	37,707

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2005	160	E 100	1,200	Avg.	91%	100%	100%	1,092
								Outbuilding Total	1,092

Accpt Land	38,000	**Accepted Bldg**	1,000	**Total**	39,000

Map/Lot: R 7 25
Account: 1069 Card: 1 of 1 Location: 38 HANNA RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	06/01/1978
Sale Price	47,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.48	Acres-Baselot (Frct)	27,779.24	41,113	100%		41,113
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.48		41,292.57 Per Acre		Land Total		61,113

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 110	Base	113,549
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Standard	Standard	Average	Basic	119,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	74,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	159	C 110	1,574	Avg.	62%	100%	100%	976
Open Fr Porch	1950	50	C 110	1,302	Avg.	62%	100%	100%	807
1 Fr	1950	40	C 110	2,342	Avg.	62%	100%	100%	1,452
Shed	1950	336	C 100	3,360	Avg.	62%	100%	100%	2,083
Shed	1950	168	C 100	1,680	Avg.	62%	100%	100%	1,042
Canopy	1950	120	C 100	1,056	Avg.	62%	100%	100%	655
Shed	1950	48	C 100	480	Avg.	62%	100%	100%	298
Shed	1950	160	C 100	1,600	Avg.	62%	100%	100%	992
Lath House	1950	216	C 100	842	Avg.	62%	100%	100%	522
1,224 SFLA		60.64 = $/SFLA (4)					Outbuilding Total		8,827

Accpt Land 61,000 **Accepted Bldg** 83,000 **Total** 144,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1996
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.99	Acres-Back Land	500.00	995	100%		995
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.99		11,527.57 Per Acre		Land Total		45,995

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,264 Sqft	Grade D 100	Base	92,057
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,072
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	95,498

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	75,443

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1986	42	D 100	1,617	Avg.	79%	100%	100%	1,277
Deck	1986	77	D 100	582	Avg.	79%	100%	100%	460
1.5 Gar	1985	1352	E 100	32,032	Fair	71%	50%	100%	11,372
1.75 Gar	1987	1080	E 100	29,014	Fair	72%	50%	100%	10,445
1,264 SFLA		59.69 = $/SFLA (4)					Outbuilding Total		23,554

Accpt Land 46,000 **Accepted Bldg** 99,000 **Total** 145,000

Map/Lot: R 2 38
Account: 1071 Card: 1 of 1 Location: 235 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1970
Sale Price	3,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
8.50	Acres-Landlocked/Rear	200.00	1,700	100%		1,700
2.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		3,515.38 Per Acre		Land Total		45,700

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	751 Sqft	Grade C 100	Base	111,040
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1850	1978	Standard	Standard	Average	Basic	111,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	87,722

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	112	C 100	5,133	Avg.	79%	100%	100%	4,055
Enclosed Fr Porch	1850	133	C 100	6,095	Avg.	79%	100%	100%	4,815
Deck	1978	360	C 100	3,240	Avg.	73%	100%	100%	2,365
1.5 Gar	1850	361	C 100	11,404	Avg.	79%	100%	100%	9,009
Shed	1850	192	C 100	1,920	Avg.	79%	100%	100%	1,517
1,314 SFLA		66.76 = $/SFLA (4)					Outbuilding Total		21,761

Accpt Land 46,000 **Accepted Bldg** 109,000 **Total** 155,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/01/2000
Sale Price	30,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Baselot (Frct)	17,908.43	15,580	100%		15,580
0.44	Acres-Wasteland/Bog	100.00	44	100%		44
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.31		23,377.10 Per Acre		Land Total		30,624

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1955	2882	D 100	60,231	Avg.	62%	100%	100%	37,343
1 Fr	1955	250	D 100	11,176	Avg.	62%	100%	100%	6,929
						Outbuilding Total			44,272

Accpt Land 31,000 **Accepted Bldg** 44,000 **Total** 75,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.46	Acres-Baselot (Frct)	11,218.03	16,378	42%	Access	6,879
Total Acres 1.46		4,711.64 Per Acre			Land Total	6,879

Accpt Land	7,000	**Accepted Bldg**	0	**Total**	7,000

Map/Lot: R 5 45
Account: 1074 Card: 1 of 1 Location: 203 OLD COUNTY RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
8Mobile Home	1950	8X32	D 100	11,392	Poor	30%	50%	100%	1,709
Entry	1990	100	E 100	2,625	Poor	68%	50%	100%	892
256 SFLA		349.34 = $/SFLA (4)					Outbuilding Total		2,601

Accpt Land 0 **Accepted Bldg** 3,000 **Total** 3,000

Map/Lot: R 5 32
Account: 1075 Card: 1 of 1 Location: 644 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/2002
Sale Price	275,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
135	$/LF -Water Frontage	150.00	20,250	100%		20,250
1.35	Acres-Water Acreage	.00		100%		0
1.35	Acres-Road Frontage	3,000.00	4,050	100%		4,050
14.80	Acres-Back Land	500.00	7,400	100%		7,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.50		10,343.59 Per Acre		Land Total		201,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	578 Sqft	Grade C 100	Base	84,269
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,292
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	1965	Standard	Standard	Good	Basic	85,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	68,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	70	C 100	3,725	Good	80%	100%	100%	2,980
Enclosed Fr Porch	1880	126	C 100	5,775	Good	80%	100%	100%	4,620
Deck	1880	24	C 100	216	Good	80%	100%	100%	173
Gar	1880	832	E 100	15,525	Good	68%	100%	100%	10,557
Barn	2003	1440	C 100	27,072	Good	92%	100%	100%	24,906
867 SFLA		78.95 = $/SFLA (4)				Outbuilding Total			43,236

Accpt Land 202,000 **Accepted Bldg** 112,000 **Total** 314,000

Map/Lot: R19 28
Account: 1076 Card: 1 of 1 Location: 304 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Baselot (Frct)	33,213.09	11,957	100%		11,957
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.36		88,769.44 Per Acre		Land Total		31,957

Dwelling Description

					Replacement Cost New
Ranch	One Story	640 Sqft	Grade D 100	Base	59,182
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1986	0	Standard	Standard	Average	Basic	59,182

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	46,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	1986	280	E 100	3,024	Fair	72%	100%	100%	2,177
Shed	1986	192	E 100	1,440	Fair	72%	100%	100%	1,037
1.75 Barn	2001	864	E 100	17,541	Avg.	88%	100%	100%	15,436
Canopy	2006	128	E 100	844	Avg.	91%	100%	100%	768
1 Fr	2006	66	D 100	2,951	Avg.	91%	100%	100%	2,685
Shed	2015	224	D 100	1,882	Avg.	97%	100%	100%	1,826
640 SFLA		73.05 = $/SFLA (4)				Outbuilding Total			23,929

Accpt Land 32,000 **Accepted Bldg** 71,000 **Total** 103,000

Neighborhood 8	Residential Pond 2
Tree Growth	2000
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	12/28/2015
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	FARM 2000 OPEN SPACE 2015		
Reference 2	FARM 2000 OPEN SPACE 2015		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	90%		54,000
2,000	$/LF -Water Frontage	100.00	200,000	50%		100,000
20.00	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	50%		15,000
228.70	Acres-Back Land	500.00	114,350	40%		45,740
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 262.70		916.41 Per Acre		Land Total		240,740

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	95,580
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,160
Rooms	7				
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
1860	0	Standard	Standard	Average	Basic	93,420

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	57,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	536	C 100	28,526	Avg.	62%	100%	100%	17,686
(U)Basement	1860	536	C 100	8,576	Avg.	62%	100%	100%	5,317
(U)Attic	1860	536	C 100	4,824	Avg.	62%	100%	100%	2,991
1.5 Shed	1860	432	C 100	5,486	Avg.	62%	100%	100%	3,401
(U)Basement	1860	432	C 100	6,912	Avg.	62%	100%	100%	4,285
Cabin	1860	627	E 100	17,728	Poor	46%	100%	100%	8,155
(U)Attic	1860	627	E 100	4,232	Poor	46%	100%	100%	1,947
1.5 Shed	2016	400	C 100	5,080	Avg.	97%	100%	100%	4,928
1,080 SFLA		53.63 = $/SFLA (4)				Outbuilding Total			48,710

Accpt Land	241,000	Accepted Bldg	107,000	Total	348,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2018
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.81	Acres-Back Land	500.00	405	100%		405
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.81		19,361.21 Per Acre			Land Total	54,405

Dwelling Description **Replacement Cost New**

Ranch	One Story	874 Sqft	Grade C 100	Base	85,131
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	85,131

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	55,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1965	80	C 100	3,666	Avg.	65%	100%	100%	2,383
Overhang	1965	92	C 100	3,182	Avg.	65%	100%	100%	2,068
Open Fr Porch	1965	80	C 100	1,894	Avg.	65%	100%	100%	1,231
Entry	1965	64	C 100	2,240	Avg.	65%	100%	100%	1,456
Gar	1991	576	E 100	10,748	Avg.	82%	100%	100%	8,813
1.5 Gar	1983	1860	E 100	44,068	Avg.	77%	100%	100%	33,932
Shed	1983	496	E 100	3,720	Avg.	77%	100%	100%	2,864
Open Shed	1983	666	E 100	3,996	Avg.	77%	100%	100%	3,077
Deck	2011	232	C 100	2,088	Avg.	94%	100%	100%	1,963
874 SFLA		63.31 = $/SFLA (4)					Outbuilding Total		57,787

Accpt Land 54,000 **Accepted Bldg** 113,000 **Total** 167,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2018
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,044 Sqft	Grade E 75	Base	53,351
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	50,509

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	43,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	216	E 100	1,620	Fair	54%	100%	100%	875
Deck	1998	64	C 100	576	Avg.	86%	100%	100%	495
Shed	2000	280	E 100	2,100	Avg.	87%	100%	100%	1,827
1,044 SFLA		41.61 = $/SFLA (4)					Outbuilding Total		3,197

Accpt Land	0	**Accepted Bldg**	47,000	**Total**	47,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	54,000	113,000	167,000	54,000	113,000	167,000
2	0	47,000	47,000	0	47,000	47,000
TOTAL	54,000	160,000	214,000	54,000	160,000	214,000

Map/Lot: U 5 33
Account: 1080 Card: 1 of 1 Location: 1084 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/20/2009
Sale Price	161,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
0.38	Acres-Back Land	500.00	190	100%		190
Total Acres 0.73		51,356.16 Per Acre		Land Total		37,490

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,088 Sqft	Grade C 110	Base	136,019
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	133,575

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	90,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1830	144	C 110	1,584	Good	68%	100%	100%	1,077
Enclosed Fr Porch	1830	72	C 110	3,630	Good	68%	100%	100%	2,468
1.5 Barn	1830	506	C 100	12,078	Avg.	62%	100%	100%	7,488
1,632 SFLA		55.66 = $/SFLA (4)				Outbuilding Total			11,033

Accpt Land 37,000 **Accepted Bldg** 102,000 **Total** 139,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	10,035.15	19,970	100%		19,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		20,085.43 Per Acre		Land Total		39,970

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	960 Sqft	Grade C 100	Base	89,630
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	970
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-326
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	4,800
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1982	Standard	Standard	Average	Basic	97,894

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	60,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1990	480	C 100	25,546	Avg.	81%	100%	100%	20,692
(U)Basement	1990	480	C 100	7,680	Avg.	81%	100%	100%	6,221
Gar	1994	768	E 100	14,331	Avg.	84%	100%	100%	12,038
Shed	1960	144	E 100	1,080	Avg.	62%	100%	100%	670
Shed	2005	384	E 100	2,880	Avg.	91%	100%	100%	2,621
960 SFLA		63.22 = $/SFLA (4)				Outbuilding Total			42,242

Accpt Land 40,000 **Accepted Bldg** 103,000 **Total** 143,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1986	14X68	C 100	40,732	Poor	30%	100%	100%	12,220
Deck	1986	64	E 100	432	Poor	63%	100%	100%	272
952 SFLA		76.59 = $/SFLA (4)					Outbuilding Total		12,492

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: U 9 16
Account: 1083 Card: 1 of 1 Location: 22 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/11/2014
Sale Price	72,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	61,486.32	19,061	100%		19,061
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.31		109,874.19 Per Acre		Land Total		34,061

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	520 Sqft	Grade C 110	Base	110,353
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	578
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	69,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1987	115	C 110	6,732	Avg.	79%	100%	100%	5,318
1.5 Fr	1900	224	C 110	16,652	Avg.	62%	100%	100%	10,324
(U)Basement	1900	112	C 110	1,971	Avg.	62%	100%	100%	1,222
Deck	1900	84	C 110	832	Avg.	62%	100%	100%	516
Deck	1989	64	C 110	634	Avg.	80%	100%	100%	507
Gar	1900	360	E 100	6,718	Avg.	62%	100%	100%	4,165
Shed	1997	216	E 100	1,620	Avg.	86%	100%	100%	1,393
1,040 SFLA		66.75 = $/SFLA (4)				Outbuilding Total			23,445

Accpt Land 34,000 **Accepted Bldg** 93,000 **Total** 127,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/09/2005
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Baselot (Frct)	183,388	62,352	100%		62,352
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.34		256,917.65 Per Acre		Land Total		87,352

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	2006	1380	C 100	79,861	Avg.	91%	100%	100%	72,674
(U)Attic	2006	1380	C 100	12,420	Avg.	91%	100%	100%	11,302
Open Fr Porch	2006	460	C 100	10,893	Avg.	91%	100%	100%	9,913
						Outbuilding Total			93,889

Accpt Land 87,000 **Accepted Bldg** 94,000 **Total** 181,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/24/2003
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	Acres-Back Land	500.00	500	100%		500
Total Acres 1.50		24,800.00 Per Acre		Land Total		37,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	623 Sqft	Grade C 110	Base	95,683
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Average	Basic	95,683

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	52	C 110	1,354	Avg.	62%	100%	100%	839
Enclosed Fr Porch	1900	120	C 110	6,050	Avg.	62%	100%	100%	3,751
1.5 Gar	1900	360	C 110	12,509	Avg.	62%	100%	100%	7,756
Shed	1900	560	C 110	6,160	Avg.	62%	100%	100%	3,819
Shed	1900	144	C 110	1,584	Avg.	62%	100%	100%	982
Deck	2007	84	C 110	832	Avg.	92%	100%	100%	765
934 SFLA		63.51 = $/SFLA (4)					Outbuilding Total		17,912

Accpt Land 37,000 **Accepted Bldg** 77,000 **Total** 114,000

Map/Lot: R22 2
Account: 1086 Card: 1 of 1 Location: 2507 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/22/2017
Sale Price	83,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.78	Acres-Road Frontage	3,000.00	2,340	100%		2,340
0.42	Acres-Back Land	500.00	210	100%		210
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.20		13,296.88 Per Acre			Land Total	42,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	629 Sqft	Grade C 100	Base	87,458
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,407
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
1946	1978	Standard	Standard	Average	Basic	88,865

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	55,096

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1946	1	C 100	2,000	Avg.	62%	100%	100%	1,240
Enclosed Fr Porch	1946	280	C 100	12,832	Avg.	62%	100%	100%	7,956
Entry	1946	126	C 100	4,410	Avg.	62%	100%	100%	2,734
Deck	1989	296	C 100	2,664	Avg.	80%	100%	100%	2,131
1.75 Gar	1984	576	C 100	20,632	Avg.	77%	100%	100%	15,887
Shed	1984	192	C 100	1,920	Avg.	77%	100%	100%	1,478
944 SFLA		58.36 = $/SFLA (4)					Outbuilding Total		31,426

Accpt Land 43,000 **Accepted Bldg** 87,000 **Total** 130,000

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	03/02/2015
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
44.08	Acres-Back Land	500.00	22,040	100%		22,040
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 51.08		1,296.79 Per Acre		Land Total		66,240

Accpt Land 66,000 **Accepted Bldg** 0 **Total** 66,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2000
Sale Price	90,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.66	Acres-Road Frontage	3,000.00	4,980	100%		4,980
4.31	Acres-Back Land	500.00	2,155	100%		2,155
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.97		5,914.05 Per Acre			Land Total	47,135

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,152 Sqft	Grade C 100	Base	102,567
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,716
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,103

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	73,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1971	28	C 100	980	Avg.	69%	100%	100%	676
Deck	1996	362	C 100	3,258	Avg.	85%	100%	100%	2,769
Shed	1996	192	C 100	1,920	Avg.	85%	100%	100%	1,632
Gar	2010	864	C 100	21,496	Avg.	94%	100%	100%	20,206
Canopy	2010	180	C 100	1,584	Avg.	94%	100%	100%	1,489
Deck	2012	252	C 100	2,268	Avg.	95%	100%	100%	2,155
1,152 SFLA		64.15 = $/SFLA (4)					Outbuilding Total		28,927

Accpt Land 47,000 **Accepted Bldg** 103,000 **Total** 150,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/25/2011
Sale Price	149,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	6 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
2.01	Acres-Back Land	500.00	1,005	100%		1,005
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.01		10,288.03 Per Acre		Land Total		41,255

Dwelling Description — **Replacement Cost New**

Log Home	One & 1/2 Story	432 Sqft	Grade C 100	Base	79,803
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	81,683

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	69,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1996	192	C 100	10,218	Avg.	85%	100%	100%	8,685
(U)Basement	1996	192	C 100	3,072	Avg.	85%	100%	100%	2,611
Deck	1996	208	C 100	1,872	Avg.	85%	100%	100%	1,591
1 Fr	1997	192	C 100	10,218	Avg.	86%	100%	100%	8,787
(U)Basement	1997	192	C 100	3,072	Avg.	86%	100%	100%	2,642
Deck	1998	128	C 100	1,152	Avg.	86%	100%	100%	991
648 SFLA		107.15 = $/SFLA (4)				Outbuilding Total			25,307

Accpt Land	41,000	**Accepted Bldg**	95,000	**Total**	136,000

Map/Lot: R19 28A
Account: 1090 Card: 1 of 1 Location: 310 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Baselot (Frct)	27,558.31	12,952	100%		12,952
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 0.47		74,365.96 Per Acre		Land Total		34,952

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,408 Sqft	Grade E 100	Base	88,968
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,067
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	82,073

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	56,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1994	896	E 100	16,719	Avg.	84%	100%	100%	14,044
(F) Gar	1994	672	E 100	25,200	Avg.	84%	100%	100%	21,168
Shed	1994	64	E 100	480	Avg.	84%	100%	100%	403
1,408 SFLA		40.22 = $/SFLA (4)					Outbuilding Total		35,615

Accpt Land 35,000 **Accepted Bldg** 92,000 **Total** 127,000

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/15/2017
Sale Price	417,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Baselot (Frct)	265,940	292,534	100%		292,534
12	$/LF -Water Frontage	350.00	4,200	100%		4,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.10		287,940.00 Per Acre		Land Total		316,734

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 110	Base	109,521
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-4,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-419
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Standard	Standard	Fair	Basic	112,691

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	57%	90%	100%	57,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1994	320	C 110	18,733	Avg.	84%	100%	100%	15,736
Ramp	1994	132	C 110	3,267	Avg.	84%	100%	100%	2,744
Deck	2002	476	C 110	4,712	Avg.	89%	100%	100%	4,194
Pier	2002	270	C 100	10,800	Avg.	89%	100%	100%	9,612
Ramp	2002	128	C 100	2,880	Avg.	89%	100%	100%	2,563
Float	2002	200	C 100	7,350	Avg.	89%	100%	100%	6,542
1,120 SFLA		51.62 = $/SFLA (4)				Outbuilding Total			41,391

Accpt Land 317,000 **Accepted Bldg** 99,000 **Total** 416,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2002
Sale Price	270,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
5.00	Acres-Back Land	500.00	2,500	100%		2,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.00		24,642.86 Per Acre		Land Total		172,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,055 Sqft	Grade C 110	Base	150,834
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-690
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	9,306
Attic	None			Attic	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	2011	Standard	Standard	Average	Basic	159,450

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	127,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1880	480	C 100	11,942	Avg.	62%	100%	100%	7,404
Shed	1880	390	E 100	2,925	Fair	54%	100%	100%	1,580
Open Fr Porch	2012	84	C 110	2,188	Avg.	95%	100%	100%	2,079
1 Fr	2012	149	C 110	8,723	Avg.	95%	100%	100%	8,287
Bay Window	2012	30	C 110	4,224	Avg.	95%	100%	100%	4,013
Deck	2012	98	C 110	970	Avg.	95%	100%	100%	922
Open Shed	2015	144	C 100	1,152	Avg.	97%	100%	100%	1,117
1,846 SFLA		69.10 = $/SFLA (4)				Outbuilding Total			25,402

Accpt Land 173,000 **Accepted Bldg** 153,000 **Total** 326,000

Map/Lot: R14 19
Account: 1093 Card: 1 of 1 Location: 955 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/18/2015
Sale Price	47,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,136 Sqft	Grade C 100	Base	128,716
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,539
Rooms	9				
Bedrooms	5	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Poor	Basic	132,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	60,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	135	C 100	6,187	Poor	46%	100%	100%	2,846
1 Fr	1850	384	C 100	20,436	Poor	46%	100%	100%	9,401
(U)Attic	1850	384	C 100	3,456	Poor	46%	100%	100%	1,590
1.5 Shed	1850	274	C 100	3,480	Poor	46%	100%	100%	1,601
Shed	2006	192	C 100	1,920	Avg.	91%	100%	100%	1,747
Canopy	2006	96	C 100	845	Avg.	91%	100%	100%	769
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
1,704 SFLA		35.69 = $/SFLA (4)					Outbuilding Total		18,303

Accpt Land 40,000 **Accepted Bldg** 79,000 **Total** 119,000

Map/Lot: R14 37
Account: 1094 Card: 1 of 1 Location: 450 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.96	Acres-Road Frontage	3,000.00	2,880	100%		2,880
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.96		14,486.49 Per Acre		Land Total		42,880

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	624 Sqft	Grade C 100	Base	87,064
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	630
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,395
Rooms	8				
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
1880	0	Standard	Standard	Average	Basic	89,089

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	55,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	140	C 100	3,315	Avg.	62%	100%	100%	2,055
1 Fr	1880	434	C 100	23,097	Avg.	62%	100%	100%	14,320
(U)Basement	1880	434	C 100	6,944	Avg.	62%	100%	100%	4,305
(U)Attic	1880	434	C 100	3,906	Avg.	62%	100%	100%	2,422
Deck	1880	217	C 100	1,953	Avg.	62%	100%	100%	1,211
Gar	1880	360	E 100	6,718	Avg.	62%	100%	100%	4,165
Shed	1880	72	C 100	720	Avg.	62%	100%	100%	446
Gazebo	2002	113	C 100	5,839	Avg.	89%	100%	100%	5,197
Deck	2002	108	C 100	972	Avg.	89%	100%	100%	865
Shed	2010	120	C 100	1,200	Avg.	94%	100%	100%	1,128
936 SFLA		59.01 = $/SFLA (4)					Outbuilding Total		36,114

Accpt Land 43,000 **Accepted Bldg** 91,000 **Total** 134,000

Neighborhood 16	River Tidal 2
Tree Growth	1992
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/06/2006
Sale Price	475,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1992 (SPEAR)		
Reference 2	FARMLAND 1992 (SPEAR)		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
16.00	Acres-Pasture F&O	350.00	5,600	100%		5,600
38.00	Acres-Softwood F&O	337.00	12,806	100%		12,806
40.00	Acres-Mixed Wood F&O	408.00	16,320	100%		16,320
32.00	Acres-Hardwood F&O	263.00	8,416	100%		8,416
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 128.40		1,552.51 Per Acre			Land Total	199,342

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	924 Sqft	Grade B 100	Base	165,539
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Standard	Standard	Good	Basic	174,178

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	118,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1947	396	B 100	35,326	Good	68%	100%	100%	24,022
(U)Basement	1947	180	B 100	3,802	Good	68%	100%	100%	2,585
Sunspace	1982	220	B 109	16,855	Good	82%	100%	100%	13,821
Shed	1947	4800	E 100	36,000	Fair	54%	100%	100%	19,440
Open Shed	1947	1840	E 100	11,040	Fair	54%	100%	100%	5,962
1,617 SFLA		73.25 = $/SFLA (4)					Outbuilding Total		65,830

Accpt Land	199,000	**Accepted Bldg**	184,000	**Total**	383,000

Neighborhood 5	Residential 2
Tree Growth	1975
Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/10/2014
Sale Price	299,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1975		
Reference 2	TREE GROWTH 1975		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
22.00	Acres-Softwood TG	337.00	7,414	100%		7,414
5.00	Acres-Mixed Wood TG	408.00	2,040	100%		2,040
37.00	Acres-Hardwood TG	263.00	9,731	100%		9,731
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 68.00		1,108.60 Per Acre			Land Total	75,385

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	146,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,891
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	152,204

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	129,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1996	220	C 110	12,879	Avg.	85%	100%	100%	10,947
Bay Window	1996	13	C 110	1,830	Avg.	85%	100%	100%	1,555
1.75 Att Gar	1996	546	C 110	18,144	Avg.	85%	100%	100%	15,422
Hearth	1996	1	C 110	2,200	Avg.	85%	100%	100%	1,870
Shed	1996	160	C 100	1,600	Avg.	85%	100%	100%	1,360
Deck	1997	728	C 110	7,207	Avg.	86%	100%	100%	6,198
Open Shed	1999	640	C 100	5,120	Avg.	87%	100%	100%	4,454
Open Shed	2000	160	C 100	1,280	Avg.	87%	100%	100%	1,114
1,764 SFLA		73.34 = $/SFLA (4)				Outbuilding Total			42,920

Accpt Land 75,000 **Accepted Bldg** 172,000 **Total** 247,000

Map/Lot: U 5 13
Account: 1097 Card: 1 of 1 Location: 1607 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1977
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Baselot (Frct)	169,652	64,468	100%		64,468
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.38		253,863.16 Per Acre		Land Total		96,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 12	1964	4100	C 100	249,772	Avg.	65%	100%	100%	162,352
Shed	1964	320	E 100	2,400	Avg.	65%	100%	100%	1,560
						Outbuilding Total			163,912

Accpt Land 96,000 **Accepted Bldg** 164,000 **Total** 260,000

Map/Lot: R 5 3C
Account: 1098 Card: 1 of 1 Location: 109 WEST RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	10/23/2015
Sale Price	14,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.23	Acres-Back Land	500.00	115	100%		115
Total Acres 2.23		8,123.32 Per Acre		Land Total		18,115

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R 3 28A
Account: 1099 Card: 1 of 1 Location: 299 LEDGES CIRCLE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/02/2004
Sale Price	80,600
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.20	Acres-Back Land	500.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.20		18,227.27 Per Acre			Land Total	40,100

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,344 Sqft	Grade D 100	Base	95,318
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,140
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	90,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	78,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	96	E 100	720	Fair	54%	100%	100%	389
Shed	2008	288	E 100	2,160	Avg.	93%	100%	100%	2,009
Deck	2008	72	E 100	486	Avg.	93%	100%	100%	452
Shed	2008	96	E 100	720	Fair	90%	100%	100%	648
1,344 SFLA		58.46 = $/SFLA (4)				Outbuilding Total			3,498

Accpt Land 40,000 **Accepted Bldg** 82,000 **Total** 122,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	06/01/1984
Sale Price	20,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.69	Acres-Back Land	500.00	345	100%		345
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.69		14,998.14 Per Acre		Land Total		40,345

Dwelling Description **Replacement Cost New**

Colonial	Two Story	816 Sqft	Grade E 100	Base	98,550
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,614
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,448
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	93,603

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	72,074

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1983	192	E 100	1,296	Avg.	77%	100%	100%	998
Shed	1983	96	E 100	720	Fair	69%	100%	100%	497
Shed	1983	168	E 100	1,260	Fair	69%	100%	100%	869
1,632 SFLA		44.16 = $/SFLA (4)				Outbuilding Total			2,364

Accpt Land 40,000 **Accepted Bldg** 74,000 **Total** 114,000

Map/Lot: R 4 42
Account: 1101 Card: 1 of 1 Location: 99 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/15/2016
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
2.60	Acres-Road Frontage	3,000.00	7,800	100%		7,800
5.64	Acres-Back Land	500.00	2,820	100%		2,820
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.24		4,967.77 Per Acre			Land Total	50,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1800	228	E 100	1,710	Poor	46%	100%	100%	787
Shed	1800	576	E 100	4,320	Poor	46%	100%	100%	1,987
Coml Shop	2016	132	E 100	6,031	Avg.	97%	100%	100%	5,850
Camper Trailer	1990	8X24	C 100	10,704	Poor	30%	100%	100%	3,211
Coml Shop	2016	882	C 100	53,731	Avg.	97%	50%	100%	26,060
(F) Gar	2016	315	C 100	15,750	Avg.	97%	30%	100%	4,583
192 SFLA		392.11 = $/SFLA (4)				Outbuilding Total			42,478

Accpt Land 51,000 **Accepted Bldg** 42,000 **Total** 93,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1985
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.45	Acres-Road Frontage	3,000.00	1,350	100%		1,350
Total Acres 0.70		54,785.71 Per Acre		Land Total		38,350

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,192 Sqft	Grade B 100	Base	223,877
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	234,998

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	145,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	126	B 100	8,852	Avg.	62%	100%	100%	5,488
(U)Basement	1900	126	B 100	2,661	Avg.	62%	100%	100%	1,650
2 Barn	1900	850	B 100	34,164	Avg.	62%	100%	100%	21,182
(U)Basement	1900	283	B 100	5,977	Avg.	62%	100%	100%	3,706
1 Fr	2005	378	B 100	26,554	Avg.	91%	100%	100%	24,164
Deck	2005	136	B 100	1,616	Avg.	91%	100%	100%	1,471
Gar	2005	1456	B 100	47,817	Avg.	91%	100%	100%	43,513
Open Fr Porch	2005	24	B 100	750	Avg.	91%	100%	100%	682
2,384 SFLA		61.12 = $/SFLA (4)				Outbuilding Total			101,856

Accpt Land 38,000 **Accepted Bldg** 248,000 **Total** 286,000

Map/Lot: R 3 43
Account: 1103 Card: 1 of 1 Location: 865 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1977
Sale Price	7,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.40	Acres-Road Frontage	3,000.00	13,200	100%		13,200
33.19	Acres-Back Land	500.00	16,595	100%		16,595
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
22.50	Acres-Wasteland/Bog	100.00	2,250	100%		2,250
6.30	Acres-Landlocked/Rear	200.00	1,260	100%		1,260
Total Acres 68.39		1,071.87 Per Acre			Land Total	73,305

Dwelling Description

Colonial	Two Story	608 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	110,265
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	108,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	81,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1980	1	C 100	2,000	Avg.	75%	100%	100%	1,500
Open Fr Porch	1980	160	C 100	3,789	Avg.	75%	100%	100%	2,842
Shed	1980	384	C 100	3,840	Avg.	75%	100%	100%	2,880
(F)Attic	1980	384	C 100	9,600	Avg.	75%	100%	100%	7,200
Shed	1980	192	E 100	1,440	Fair	67%	100%	100%	965
Shed	1980	64	E 100	480	Fair	67%	100%	100%	322
Deck	1980	160	C 100	1,440	Avg.	75%	100%	100%	1,080
1.5 Gar	2012	780	E 100	18,480	Avg.	95%	100%	100%	17,556
1,216 SFLA		66.92 = $/SFLA (4)					Outbuilding Total		34,345

Accpt Land 73,000 **Accepted Bldg** 116,000 **Total** 189,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1996
Sale Price	62,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.10	Acres-Road Frontage	3,000.00	3,300	100%		3,300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.10		14,774.19 Per Acre		Land Total		45,800

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	800 Sqft	Grade C 100	Base	101,952
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,640
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1988	Standard	Standard	Average	Basic	111,317

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	69,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1998	70	C 100	3,208	Avg.	86%	100%	100%	2,759
Deck	1998	70	C 100	630	Avg.	86%	100%	100%	542
Shed	1930	80	E 100	600	Fair	54%	100%	100%	324
1.5 Gar	2002	750	C 100	23,692	Avg.	89%	100%	100%	21,086
(U)Basement	2004	480	C 100	7,680	Avg.	90%	100%	100%	6,912
Deck	2005	144	C 100	1,296	Avg.	91%	100%	100%	1,179
1.75 Fr	2006	480	C 100	36,782	Avg.	91%	100%	100%	33,472
Open Fr Porch	2006	168	C 100	3,978	Avg.	91%	100%	100%	3,620
1,200 SFLA		57.51 = $/SFLA (4)				Outbuilding Total			69,894

Accpt Land 46,000 **Accepted Bldg** 139,000 **Total** 185,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/06/2017
Sale Price	549,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
220	$/LF -Water Frontage	150.00	33,000	100%		33,000
0.75	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.75		73,818.18 Per Acre		Land Total		203,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,560 Sqft	Grade B 100	Base	243,020
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,369
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Good	Basic	254,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	234,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	72	B 100	2,251	Good	92%	100%	100%	2,071
Deck	2003	200	B 100	2,376	Good	92%	100%	100%	2,186
Deck	2003	144	B 100	1,711	Good	92%	100%	100%	1,574
Shed	2005	200	B 100	2,640	Good	93%	100%	100%	2,455
1 Fr	2008	100	B 100	7,025	Good	95%	100%	100%	6,674
Gar	2008	1064	B 100	34,943	Good	95%	100%	100%	33,196
(F) Gar	2008	798	B 100	52,668	Good	95%	100%	100%	50,035
Deck	2008	40	B 100	475	Good	95%	100%	100%	451
2,730 SFLA		85.80 = $/SFLA (4)				Outbuilding Total			98,642

Accpt Land 203,000 **Accepted Bldg** 333,000 **Total** 536,000

Map/Lot: R 7 26
Account: 1106 Card: 1 of 1 Location: 54 HANNA RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/14/2005
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	22,579.09	44,932	100%		44,932
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		32,629.15 Per Acre		Land Total		64,932

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,384 Sqft	Grade B 100	Base	154,596
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,722
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	Standard	Standard	Average	Basic	157,318

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	70%	100%	100%	110,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1972	40	B 100	2,420	Avg.	70%	100%	100%	1,694
Att Gar	1972	360	B 100	9,970	Avg.	70%	100%	100%	6,979
Shed	1981	192	E 100	1,440	Avg.	75%	100%	100%	1,080
Deck	2006	96	B 100	1,140	Avg.	91%	100%	100%	1,037
1,384 SFLA		79.57 = $/SFLA (4)					Outbuilding Total		10,790

Accpt Land	65,000	**Accepted Bldg**	121,000	**Total**	186,000

Map/Lot: R 3 22
Account: 1107 Card: 1 of 1 Location: 325 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1955
Sale Price	500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.78	Acres-Road Frontage	3,000.00	8,340	100%		8,340
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.78		12,623.43 Per Acre			Land Total	60,340

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade D 100	Base	76,041
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1957	0	Standard	Standard	Poor	Basic	76,041

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	34,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1957	100	D 100	840	Poor	46%	100%	100%	386
Shed	1957	216	E 100	1,620	Fair	54%	100%	100%	875
Shed	1957	132	E 100	990	Fair	54%	100%	100%	535
Shed	1957	120	E 100	900	Fair	54%	100%	100%	486
960 SFLA		36.44 = $/SFLA (4)					Outbuilding Total		2,282

Accpt Land 60,000 **Accepted Bldg** 37,000 **Total** 97,000

Map/Lot: R 3 22
Account: 1109 Card: 1 of 1 Location: 375 GENTHNER RD

Neighborhood 2	Rural Paved 2
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	300
Reference 1	
Reference 2	JUSTIN JOHNSON
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Concord	M/H	1972	12X56	C 100	30,912	Poor	30%	100%	100%	9,274
MH Slab		2004	1200	D 100	3,417	Avg.	90%	100%	100%	3,075
672 SFLA			261.39 = $/SFLA (4)					Outbuilding Total		12,349

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: R18 54- 1
Account: 1110 Card: 1 of 1 Location: 1627 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1987
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.08	Acres-Road Frontage	3,000.00	240	100%		240
1.57	Acres-Back Land	500.00	785	100%		785
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.65		11,239.73 Per Acre		Land Total		41,025

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,620 Sqft	Grade B 100	Base	172,407
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,607
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,186
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	1/2 Finished			Attic	37,572
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Standard	Standard	Average	Basic	224,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	184,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1992	403	B 100	4,788	Avg.	82%	100%	100%	3,926
Sunspace	1992	128	B 100	8,997	Avg.	82%	100%	100%	7,378
Deck	1992	48	B 100	570	Avg.	82%	100%	100%	467
Shed	2006	96	C 100	960	Avg.	91%	100%	100%	874
1,620 SFLA		113.59 = $/SFLA (4)				Outbuilding Total			12,645

Accpt Land 41,000 **Accepted Bldg** 197,000 **Total** 238,000

Map/Lot: U13 1B
Account: 1111 Card: 1 of 1 Location: 870 DEPOT ST

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1965
Sale Price	6,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	50%	Access	17,500
5.16	Acres-Landlocked/Rear	200.00	1,032	100%		1,032
Total Acres 7.16		2,588.27 Per Acre			Land Total	18,532

Accpt Land 19,000 **Accepted Bldg** 0 **Total** 19,000

Map/Lot: U13 21
Account: 1112 Card: 1 of 2 Location: 871 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/04/2003
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.26	Acres-Baselot (Frct)	13,818.52	17,411	100%		17,411
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.26		39,215.08 Per Acre		Land Total		49,411

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	624 Sqft	Grade C 100	Base	87,064
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,395
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1896	2005	Standard	Standard	Good	Basic	90,807

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	61,749

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1896	400	C 100	21,288	Good	68%	100%	100%	14,476
(U)Attic	1896	400	C 100	3,600	Good	68%	100%	100%	2,448
(U)Basement	1896	200	C 100	3,200	Good	68%	100%	100%	2,176
Shed	1984	192	C 100	1,920	Avg.	77%	100%	100%	1,478
936 SFLA		65.97 = $/SFLA (4)				Outbuilding Total			20,578

Accpt Land 49,000 **Accepted Bldg** 82,000 **Total** 131,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/04/2003
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1987	768	E 100	20,632	Avg.	79%	100%	100%	16,299
(F)Attic	1987	576	E 100	10,800	Avg.	79%	100%	100%	8,532
Deck	1987	80	E 100	540	Avg.	79%	100%	100%	427
Deck	1987	42	E 100	284	Avg.	79%	100%	100%	224
Entry	1987	64	E 100	1,680	Avg.	79%	100%	100%	1,327
Shed	1987	64	E 100	480	Avg.	79%	100%	100%	379
Deck	1987	176	E 100	1,188	Avg.	79%	100%	100%	939
Canopy	1987	112	E 100	740	Avg.	79%	100%	100%	585
Enclosed Fr Porch	1987	64	E 100	2,200	Avg.	79%	100%	100%	1,738
Shed	1987	64	E 100	480	Avg.	79%	100%	100%	379
936 SFLA		65.97 = $/SFLA (4)					Outbuilding Total		30,829

Accpt Land 0 **Accepted Bldg** 31,000 **Total** 31,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	49,000	82,000	131,000	49,000	82,000	131,000
2	0	31,000	31,000	0	31,000	31,000
TOTAL	49,000	113,000	162,000	49,000	113,000	162,000

Map/Lot: R 3 17
Account: 1115 Card: 1 of 1 Location: 228 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/06/2017
Sale Price	3,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Baselot (Frct)	20,852.22	14,597	100%		14,597
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.70		49,424.29 Per Acre		Land Total		34,597

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	594 Sqft	Grade C 100	Base	84,698
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Average	Basic	84,698

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	52,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1947	242	C 100	11,091	Avg.	62%	100%	100%	6,876
Gar	1947	864	C 100	21,496	Avg.	62%	100%	100%	13,328
Gar	1991	816	C 100	20,302	Avg.	82%	100%	100%	16,648
891 SFLA		58.94 = $/SFLA (4)				Outbuilding Total			36,852

Accpt Land 35,000 **Accepted Bldg** 89,000 **Total** 124,000

Map/Lot: U10 10-42
Account: 1116 Card: 1 of 1 Location: 42 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/30/2016
Sale Price	12,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	1990	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
Deck		1990	48	E 100	324	Poor	68%	100%	100%	220
924 SFLA			72.86 = $/SFLA (4)				Outbuilding Total			15,030

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Map/Lot: R 6 8E-47
Account: 1117 Card: 1 of 1 Location: 150 LADY SLIPPER LN LOT 47

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1993	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
Deck	2015	132	C 100	1,188	Avg.	97%	100%	100%	1,152
924 SFLA		89.98 = $/SFLA (4)				Outbuilding Total			16,966

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Map/Lot: R19 15B
Account: 1118 Card: 1 of 1 Location: 2024 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/11/2004
Sale Price	28,000
Sale Type	Other
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	28,410.07	12,785	100%		12,785
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.45		63,966.67 Per Acre			Land Total	28,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	1974	672	C 100	2,278	Avg.	71%	100%	100%	1,617
Gar	1983	352	E 100	6,568	Poor	60%	100%	100%	3,941
Beaumont Pres.	1980	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
924 SFLA		111.35 = $/SFLA (4)					Outbuilding Total		25,305

Accpt Land	29,000	**Accepted Bldg**	25,000	**Total**	54,000

Map/Lot: U 3 3
Account: 1119 Card: 1 of 1 Location: 265 FRIENDSHIP RD

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND BL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	01/12/2007
Sale Price	130,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
194	$/LF -Water Frontage	150.00	29,100	100%		29,100
1.94	Acres-Water Acreage	.00		100%		0
0.65	Acres-Road Frontage	3,000.00	1,950	100%		1,950
2.81	Acres-Back Land	500.00	1,405	100%		1,405
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 5.65		19,018.58 Per Acre		Land Total		107,455

Accpt Land	107,000	**Accepted Bldg**	0	**Total**	107,000

Map/Lot: R 1 84A
Account: 1120 Card: 1 of 1 Location: 120 BROOKS LN

Neighborhood	17 River Inlet 2
Tree Growth	2001
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	11/01/2000
Sale Price	362,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2001
Reference 2	TREE GROWTH 2001
Tran/Land/Bldg	4 4 99
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Acres-Softwood TG	337.00	5,729	100%		5,729
12.00	Acres-Mixed Wood TG	408.00	4,896	100%		4,896
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 33.50		373.88 Per Acre			Land Total	12,525

Accpt Land	13,000	**Accepted Bldg**	0	**Total**	13,000

Map/Lot: R 4 18
Account: 1121 Card: 1 of 1 Location: 808 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 5 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2015	240	C 100	2,400	Avg.	97%	100%	100%	2,328
							Outbuilding Total		2,328

Accpt Land 0 **Accepted Bldg** 2,000 **Total** 2,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
120	$/LF -Water Frontage	150.00	18,000	100%		18,000
1.20	Acres-Water Acreage	.00		100%		0
1.20	Acres-Road Frontage	3,000.00	3,600	100%		3,600
4.60	Acres-Back Land	500.00	2,300	100%		2,300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 9.00		22,100.00 Per Acre		Land Total		198,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,325 Sqft	Grade C 110	Base	158,148
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 3/4 Bmt	Basement	-2,740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,258
Rooms	12				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1963	Standard	Standard	Good	Basic	161,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	95%	100%	116,796

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1790	176	C 110	937	Good	76%	100%	100%	712
1 Fr	1790	224	C 110	13,113	Good	76%	100%	100%	9,966
(U)Basement	1790	224	C 110	3,942	Good	76%	100%	100%	2,996
Bay Window	1790	18	C 110	2,534	Good	76%	100%	100%	1,926
1 Fr	1790	480	C 110	28,100	Good	76%	100%	100%	21,356
Deck	1790	348	C 110	3,445	Good	76%	100%	100%	2,618
Shed	1790	160	E 100	1,200	Fair	54%	100%	100%	648
1.5 Shed	1790	442	C 100	5,613	Fair	54%	100%	100%	3,031
Open Shed	1995	208	C 100	1,664	Avg.	84%	100%	100%	1,398
Gar	1995	1008	C 100	25,079	Avg.	84%	100%	100%	21,066
1,988 SFLA		58.75 = $/SFLA (4)				Outbuilding Total			65,717

Accpt Land 199,000 **Accepted Bldg** 183,000 **Total** 382,000

Neighborhood 15 River Usable 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 99 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	192	C 100	1,920	Avg.	79%	100%	100%	1,517
Deck	1986	96	C 100	864	Avg.	79%	100%	100%	683
Pier	1987	180	C 100	7,200	Avg.	79%	100%	100%	5,688
Ramp	1987	96	C 100	2,160	Avg.	79%	100%	100%	1,706
Float	1987	120	C 100	4,410	Avg.	79%	100%	100%	3,484
1,988 SFLA		58.75 = $/SFLA (4)				Outbuilding Total			13,078

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	199,000	183,000	382,000	199,000	183,000	382,000
2	0	13,000	13,000	0	13,000	13,000
TOTAL	199,000	196,000	395,000	199,000	196,000	395,000

Neighborhood 2	Rural Paved 2
Tree Growth	2003
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	06/01/1983
Sale Price	27,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2003		
Reference 2	TREE GROWTH 2003		
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
25.00	Acres-Softwood TG	337.00	8,425	100%		8,425
106.00	Acres-Mixed Wood TG	408.00	43,248	100%		43,248
11.00	Acres-Under Water	.00		100%		0
1.00	Acres-Back Land	500.00	500	100%		500
Total Acres 145.00		497.74 Per Acre		Land Total		72,173

Accpt Land	72,000	**Accepted Bldg**	0	**Total**	72,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	07/25/2016
Sale Price	178,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.45	Acres-Road Frontage	3,000.00	4,350	100%		4,350
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.26	Acres-Back Land	500.00	130	100%		130
Total Acres 1.96		21,163.27 Per Acre		Land Total		41,480

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 110	Base	135,279
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,616
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	4			Fireplace	6,490
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Good	Basic	147,487

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	100,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1800	420	C 110	31,222	Good	68%	100%	100%	21,231
1 Fr	1800	112	C 110	6,557	Good	68%	100%	100%	4,459
Open Fr Porch	1800	152	C 110	3,959	Good	68%	100%	100%	2,692
Gar	1800	672	C 110	18,391	Good	68%	100%	100%	12,506
1,596 SFLA		62.84 = $/SFLA (4)					Outbuilding Total		40,888

Accpt Land	41,000	**Accepted Bldg**	141,000	**Total**	182,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1987
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
8.00	Acres-Road Frontage	3,000.00	24,000	100%		24,000
5.80	Acres-Under Water	.00		100%		0
2.00	# -Lot Imp Well/Sep	20,000.00	40,000	100%		40,000
Total Acres 17.80		5,842.70 Per Acre		Land Total		104,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,184 Sqft	Grade C 100	Base	131,224
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,196
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	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
1834	1970	Standard	Standard	Average	Basic	132,420

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1834	1	C 100	2,000	Avg.	62%	100%	100%	1,240
Entry	1834	35	C 100	1,225	Avg.	62%	100%	100%	759
Deck	1834	64	E 100	432	Fair	54%	100%	100%	233
2.5 Barn	1850	1122	E 100	30,850	Fair	54%	100%	100%	16,659
Canopy	1850	96	E 100	634	Fair	54%	100%	100%	342
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
1,776 SFLA		46.23 = $/SFLA (4)				Outbuilding Total			19,571

Accpt Land 104,000 **Accepted Bldg** 102,000 **Total** 206,000

Map/Lot: R 7 16-10
Account: 1126 Card: 1 of 1 Location: 935 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170

Sale Data

Sale Date	11/02/2007
Sale Price	139,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.16	Acres-Baselot (Frct)	32,944.50	38,216	80%		30,572
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.16		43,596.55 Per Acre		Land Total		50,572

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	96,848
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-371
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
1971	0	Standard	Standard	Average	Basic	96,477

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	66,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1971	60	C 100	540	Avg.	69%	100%	100%	373
Enclosed Fr Porch	1971	96	C 100	4,400	Avg.	69%	100%	100%	3,036
Deck	1971	176	C 100	1,584	Avg.	69%	100%	100%	1,093
Entry	1971	36	C 100	1,260	Avg.	69%	100%	100%	869
1.5 Shed	1971	168	E 100	1,600	Poor	47%	100%	100%	752
Shed	1971	72	E 100	540	Poor	47%	100%	100%	254
1,092 SFLA		60.96 = $/SFLA (4)				Outbuilding Total			6,377

Accpt Land 51,000 **Accepted Bldg** 73,000 **Total** 124,000

Map/Lot: R22 4
Account: 1127 Card: 1 of 1 Location: 2806 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1986
Sale Price	59,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 13 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
38.00	Acres-Back Land	500.00	19,000	100%		19,000
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 50.00		1,200.00 Per Acre			Land Total	60,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	192 Sqft	Grade C 100	Base	53,522
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,448
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-98
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
1973	0	Standard	Standard	Average	Basic	51,976

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	36,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1973	272	C 100	23,449	Avg.	70%	100%	100%	16,414
1 Fr	1978	135	C 100	7,185	Avg.	73%	100%	100%	5,245
Gar	1979	384	E 100	7,166	Avg.	74%	100%	100%	5,303
Open Shed	1980	128	E 100	768	Avg.	75%	100%	100%	576
Shed	1981	120	E 100	900	Avg.	75%	100%	100%	675
288 SFLA		126.33 = $/SFLA (4)				Outbuilding Total			28,213

Accpt Land 60,000 **Accepted Bldg** 65,000 **Total** 125,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1996
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	62,946.71	28,955	100%		28,955
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.46		106,423.91 Per Acre		Land Total		48,955

Dwelling Description

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	183,888
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-836
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	186,774

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	156,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1986	40	B 100	1,250	Good	84%	100%	100%	1,050
Enclosed Fr Porch	1986	100	B 100	6,050	Good	84%	100%	100%	5,082
1.5 Att Gar	1986	484	B 100	17,020	Good	84%	100%	100%	14,297
Bay Window	1986	10	B 100	1,690	Good	84%	100%	100%	1,420
Deck	1986	240	B 100	2,851	Good	84%	100%	100%	2,395
1,862 SFLA		84.26 = $/SFLA (4)				Outbuilding Total			24,244

Accpt Land	49,000	**Accepted Bldg**	181,000	**Total**	230,000

Map/Lot: R11 31- 2
Account: 1129 Card: 1 of 1 Location: 637 HENDRICKSON LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	03/04/2009
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
23.14	Acres-Back Land	500.00	11,570	100%		11,570
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 29.14		1,062.80 Per Acre		Land Total		30,970

Dwelling Description

Ranch	One Story	256 Sqft	Grade SC75	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	26,083
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,086
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-288
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	None	Average	Basic	23,123

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	15,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1970	128	C 100	3,031	Avg.	68%	100%	100%	2,061
Shed	1986	64	E 100	480	Avg.	79%	100%	100%	379
256 SFLA		61.42 = $/SFLA (4)				Outbuilding Total			2,440

Accpt Land 31,000 **Accepted Bldg** 18,000 **Total** 49,000

Map/Lot: R14 50A
Account: 1131 Card: 1 of 1 Location: 116 MILLER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.18	Acres-Back Land	500.00	1,090	100%		1,090
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.18		12,700.96 Per Acre			Land Total	53,090

Dwelling Description **Replacement Cost New**

Log Home	One & 3/4 Story	1,107 Sqft	Grade B 100	Base	207,784
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Standard	Standard	Average	Basic	218,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	177,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1990	0	B 100	0	Avg.	81%	100%	100%	0
Deck	1992	554	B 100	6,582	Avg.	82%	100%	100%	5,397
Gar	1997	768	C 100	19,108	Avg.	86%	100%	100%	16,433
(F) Gar	1997	768	C 100	38,400	Avg.	86%	100%	100%	33,024
Deck	1997	48	C 100	432	Avg.	86%	100%	100%	372
1,937 SFLA		91.54 = $/SFLA (4)					Outbuilding Total		55,226

Accpt Land 53,000 **Accepted Bldg** 233,000 **Total** 286,000

Map/Lot: R 1 74- 1
Account: 1132 Card: 1 of 1 Location: 1290 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1998
Sale Price	260,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Renovations

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
0.17	Acres-Back Land	500.00	85	100%		85
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 2.17		80,684.33 Per Acre		Land Total		175,085

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	928 Sqft	Grade B 100	Base	167,675
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,194
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	174,591

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	143,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1991	32	B 100	1,001	Avg.	82%	100%	100%	821
Deck	1991	624	B 100	7,413	Avg.	82%	100%	100%	6,079
Deck	1991	48	B 100	570	Avg.	82%	100%	100%	467
1.5 Gar	1998	576	B 100	24,019	Avg.	82%	100%	100%	19,696
Shed	1991	96	E 100	720	Avg.	82%	100%	100%	590
Tennis Court	2009	7080	B 100	28,037	Avg.	93%	100%	100%	26,074
1,624 SFLA		88.16 = $/SFLA (4)				Outbuilding Total			53,727

Accpt Land 175,000 **Accepted Bldg** 197,000 **Total** 372,000

Map/Lot: U 6 5
Account: 1133 Card: 1 of 1 Location: 1253 MAIN ST

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Above Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	06/21/2010
Sale Price	50,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	42%		29,400
0.85	Acres-Road Frontage	3,000.00	2,550	100%		2,550
Total Acres 1.35		23,666.67 Per Acre			Land Total	31,950

Accpt Land	32,000	**Accepted Bldg**	0	**Total**	32,000

Map/Lot: U 6 4
Account: 1134 Card: 1 of 1 Location: 1885 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	08/01/1983
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
3.15	Acres-Road Frontage	3,000.00	9,450	100%		9,450
3.96	Acres-Back Land	500.00	1,980	100%		1,980
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
3.50	# -Lot Imp Rd/P Lot	10,000.00	35,000	100%		35,000
Total Acres 9.11		18,937.98 Per Acre		Land Total		172,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dining 8	1923	4175	C 100	450,900	Avg.	62%	100%	100%	279,558
Basement 8	1923	3094	C 100	76,329	Avg.	62%	100%	100%	47,324
Entry	1923	92	C 100	3,220	Avg.	62%	100%	100%	1,996
Walk-In Cooler 100	1923	1	C 100	14,325	Avg.	62%	100%	100%	8,882
Walk-In Cooler 100	1999	1	C 100	14,325	Avg.	87%	100%	100%	12,463
Gar	1975	480	E 100	8,956	Fair	62%	100%	100%	5,553
Shed	1975	676	E 100	5,070	Fair	62%	100%	100%	3,143
Open Fr Porch	1999	116	E 100	2,060	Avg.	87%	100%	100%	1,792
Shed	1999	80	E 100	600	Avg.	87%	100%	100%	522
Dining 8	2003	450	C 100	48,600	Avg.	89%	100%	100%	43,254
							Outbuilding Total		404,487

Accpt Land	173,000	**Accepted Bldg**	404,000	**Total**	577,000

Map/Lot: U 7 2
Account: 1135 Card: 1 of 2 Location: 14 WASHINGTON RD

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	60%		42,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.27	Acres-Road Frontage	3,000.00	3,810	100%		3,810
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.77		43,960.45 Per Acre		Land Total		77,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1900	938	C 100	51,993	Avg.	62%	100%	100%	32,236
Enclosed Fr Porch	1900	88	C 100	4,033	Avg.	62%	100%	100%	2,500
Gar	1994	576	E 100	10,748	Avg.	84%	100%	100%	9,028
(U)Basement	1900	341	C 100	5,456	Avg.	62%	100%	100%	3,383
(F)Attic	1900	341	C 100	8,525	Avg.	62%	100%	100%	5,286
Deck	2002	28	C 100	252	Avg.	89%	100%	100%	224
Open Fr Porch	2002	217	C 100	5,139	Avg.	89%	100%	100%	4,574
Deck	2002	85	C 100	765	Avg.	89%	100%	100%	681
Green House Hoop	2010	864	E 100	2,372	Avg.	94%	100%	100%	2,230
							Outbuilding Total		60,142

Accpt Land 78,000 **Accepted Bldg** 60,000 **Total** 138,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1999	14X76	C 100	45,524	Avg.	51%	100%	100%	23,217
Deck	1999	198	C 100	1,782	Avg.	87%	100%	100%	1,550
MH Slab	2000	1064	C 100	3,607	Avg.	87%	100%	100%	3,138
Shed	1900	216	E 100	1,620	Avg.	62%	100%	100%	1,004
Shed	1900	100	E 100	750	Avg.	62%	100%	100%	465
Shed	1900	396	E 100	2,970	Avg.	62%	100%	100%	1,841
1,064 SFLA		156.37 = $/SFLA (4)				Outbuilding Total			31,215

Accpt Land 0 **Accepted Bldg** 31,000 **Total** 31,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	78,000	60,000	138,000	78,000	60,000	138,000
2	0	31,000	31,000	0	31,000	31,000
TOTAL	78,000	91,000	169,000	78,000	91,000	169,000

Map/Lot: R18 54
Account: 1136 Card: 1 of 1 Location: 100 MAPLE DR

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2016	900	C 100	22,392	Avg.	97%	80%	100%	17,376
(F) Gar	2016	900	C 100	45,000	Avg.	97%	40%	100%	17,460
Deck	2016	80	C 100	720	Avg.	97%	80%	100%	558
							Outbuilding Total		35,394

Accpt Land 0 **Accepted Bldg** 35,000 **Total** 35,000

Map/Lot: R13 9
Account: 1137 Card: 1 of 1 Location: 30 MANKTOWN RD

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	11
	9911
Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 1

Sale Data

Sale Date	05/31/2013
Sale Price	158,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
2.56	Acres-Back Land	500.00	1,280	100%		1,280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.56		9,107.46 Per Acre		Land Total		41,530

Dwelling Description

Cape Cod	One & 3/4 Story	1,156 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	146,152
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,014
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	151,986

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	117,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1984	42	C 100	378	Avg.	77%	100%	100%	291
Open Fr Porch	1984	78	C 100	1,847	Avg.	77%	100%	100%	1,422
1 Fr	1984	364	C 100	19,372	Avg.	77%	100%	100%	14,916
(U)Basement	1984	364	C 100	5,824	Avg.	77%	100%	100%	4,484
Entry	1984	25	C 100	875	Avg.	77%	100%	100%	674
Open Fr Porch	1984	406	C 100	9,614	Avg.	77%	100%	100%	7,403
Att Gar	1984	1190	C 100	24,966	Avg.	77%	100%	100%	19,224
Coml Shop	2004	676	C 100	41,182	Avg.	90%	100%	100%	37,064
Manu 16	2017	1200	C 100	62,892	Avg.	97%	100%	100%	61,005
2,023 SFLA		57.85 = $/SFLA (4)					Outbuilding Total		146,483

Accpt Land 42,000 **Accepted Bldg** 264,000 **Total** 306,000

Map/Lot: R12 7
Account: 1138 Card: 1 of 1 Location: 1046 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1987
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.96	Acres-Road Frontage	3,000.00	5,880	100%		5,880
15.04	Acres-Back Land	500.00	7,520	100%		7,520
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 19.00		3,442.11 Per Acre			Land Total	65,400

Dwelling Description **Replacement Cost New**

Salt Box	One Story	1,024 Sqft	Grade C 100	Base	94,539
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,048
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	17,992
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	Standard	Standard	Average	Basic	110,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	80,653

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar		1980	1092	E 100	20,377	Poor	57%	100%	100%	11,615
Patio		1980	81	E 100	294	Poor	57%	100%	100%	168
Deck		2006	210	E 100	1,418	Avg.	91%	100%	100%	1,290
Imperial	M/H	1991	14X60	A 100	44,880	Avg.	51%	100%	100%	22,889
MH Slab		2014	840	C 100	2,848	Avg.	96%	100%	100%	2,734
Shed		2015	77	E 100	578	Avg.	97%	100%	100%	561
Deck		2015	120	E 100	810	Avg.	97%	100%	100%	786
1,864 SFLA			43.27 = $/SFLA (4)					Outbuilding Total		40,043

Accpt Land 65,000 **Accepted Bldg** 121,000 **Total** 186,000

Neighborhood 8	Residential Pond 2		
Zoning/Use	SHORELAND RP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		

Sale Data

Sale Date	11/01/2010
Sale Price	38,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Baselot (Frct)	49,785.40	48,292	50%		24,146
45	$/LF -Water Frontage	100.00	4,500	100%		4,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.97		39,841.24 Per Acre		Land Total		38,646

Dwelling Description **Replacement Cost New**

Ranch	One Story	480 Sqft	Grade SC100	Base	44,423
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	364
					0
					0
Foundation	Posts	Basement	None	Basement	-2,714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-720
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	Floor & Stairs			Attic	1,800
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	None	None	Average	Open	41,038

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	38,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2010	96	C 100	2,273	Avg.	94%	100%	100%	2,137
480 SFLA		80.37 = $/SFLA (4)				Outbuilding Total			2,137

Accpt Land	39,000	**Accepted Bldg**	41,000	**Total**	80,000

Map/Lot: R 9 66
Account: 1140 Card: 1 of 1 Location: 1432 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/2001
Sale Price	135,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Baselot (Frct)	302,950	115,121	100%		115,121
10	$/LF -Water Frontage	150.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.38		359,528.95 Per Acre		Land Total		136,621

Dwelling Description **Replacement Cost New**

Ranch	Two Story	360 Sqft	Grade SC100	Base	63,800
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,080
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-705
Attic	None			Attic	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	2009	Standard	Compost	Average	Basic	59,979

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	90%	50%	100%	26,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1949	240	SC100	9,580	Avg.	90%	50%	100%	4,311
Shed	1949	56	E 100	420	Poor	46%	100%	100%	193
Stairs	2004	78	C 100	936	Avg.	90%	100%	100%	842
Shed	2007	120	C 100	1,200	Avg.	92%	100%	100%	1,104
Canopy	2007	36	C 100	317	Avg.	92%	100%	100%	292
Shed	2009	294	C 100	2,940	Avg.	93%	50%	100%	1,367
720 SFLA		37.49 = $/SFLA (4)					Outbuilding Total		8,109

Accpt Land 137,000 **Accepted Bldg** 35,000 **Total** 172,000

Map/Lot: U 5 37A
Account: 1141 Card: 1 of 1 Location: 70 PHILBROOK LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND SP
Topography Below Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	08/10/2018
Sale Price	212,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
9.39	Acres-Back Land	500.00	4,695	100%		4,695
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.89		4,721.44 Per Acre			Land Total	46,695

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade B 100	Base	139,363
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	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	Standard	Standard	Good	Basic	141,845

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	119,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	128	B 100	1,521	Good	84%	100%	100%	1,278
Deck	1986	104	B 100	1,236	Good	84%	100%	100%	1,038
1.5 Gar	1999	572	C 100	18,069	Good	90%	100%	100%	16,262
1,200 SFLA		99.29 = $/SFLA (4)					Outbuilding Total		18,578

Accpt Land 47,000 **Accepted Bldg** 138,000 **Total** 185,000

Map/Lot: U 4 40
Account: 1142 Card: 1 of 1 Location: 170 JEFFERSON ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	1977 NORTHEAST 14 X 70
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Baselot (Frct)	106,638	20,261	100%		20,261
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.19		185,584.21 Per Acre		Land Total		35,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Northeast ...M/H	1977	14X66	B 100	45,408	Fair	40%	100%	100%	18,163
MH Slab	1977	924	C 100	3,132	Fair	64%	100%	100%	2,004
Shed	1977	80	E 100	600	Fair	64%	100%	100%	384
924 SFLA		148.61 = $/SFLA (4)				Outbuilding Total			20,551

Accpt Land 35,000 **Accepted Bldg** 21,000 **Total** 56,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1999
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.91	Acres-Baselot (Frct)	10,327.56	19,726	100%		19,726
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.91		20,798.95 Per Acre			Land Total	39,726

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,334 Sqft	Grade C 100	Base	143,053
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,981
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1965	Standard	Standard	Average	Basic	152,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	112,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1900	16	C 100	2,048	Avg.	74%	100%	100%	1,516
Open Fr Porch	1900	150	C 100	3,552	Avg.	74%	100%	100%	2,628
Entry	1900	25	C 100	875	Avg.	74%	100%	100%	647
1 Fr	1900	228	C 100	12,134	Avg.	74%	100%	100%	8,979
(U)Basement	1900	228	C 100	3,648	Avg.	74%	100%	100%	2,700
Deck	1900	207	C 100	1,863	Avg.	74%	100%	100%	1,379
Shed	1900	297	C 100	2,970	Avg.	74%	100%	100%	2,198
2.5 Barn	1900	1440	C 100	52,790	Avg.	74%	100%	100%	39,065
2,001 SFLA		56.43 = $/SFLA (4)					Outbuilding Total		59,112

Accpt Land	40,000	**Accepted Bldg**	172,000	**Total**	212,000

Map/Lot: R14 38
Account: 1144 Card: 1 of 1 Location: 465 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Baselot (Frct)	34,568.92	11,753	100%		11,753
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.34		93,391.18 Per Acre		Land Total		31,753

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,184 Sqft	Grade B 100	Base	174,952
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,493
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Good	Basic	183,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	124,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1800	84	B 100	5,082	Good	68%	100%	100%	3,456
Patio	1800	110	B 100	702	Good	68%	100%	100%	477
Gar	1800	399	C 100	9,927	Good	68%	100%	100%	6,750
Shed	1800	144	C 100	1,440	Good	68%	100%	100%	979
Deck	1995	361	C 100	3,249	Good	88%	100%	100%	2,859
1,776 SFLA		70.11 = $/SFLA (4)					Outbuilding Total		14,521

Accpt Land 32,000 **Accepted Bldg** 139,000 **Total** 171,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/07/2012
Sale Price	42,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
13.20	Acres-Back Land	500.00	6,600	100%		6,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.20		3,065.79 Per Acre			Land Total	46,600

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,359 Sqft	Grade C 110	Base	194,148
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,866
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Standard	Standard	Average	Basic	201,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	90%	100%	175,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2016	35	C 110	1,348	Avg.	97%	90%	100%	1,177
Open Fr Porch	2016	88	C 110	2,292	Avg.	97%	90%	100%	2,001
Open Fr Porch	2016	136	C 110	3,542	Avg.	97%	90%	100%	3,092
Deck	2016	252	C 110	2,495	Avg.	97%	100%	100%	2,420
Gar	2016	840	C 110	22,989	Avg.	97%	90%	100%	20,069
Cover-It	2017	240	C 100	480	Avg.	97%	100%	100%	466
2,359 SFLA		74.43 = $/SFLA (4)					Outbuilding Total		29,225

Accpt Land 47,000 **Accepted Bldg** 205,000 **Total** 252,000

Map/Lot: R 3 44A
Account: 1146 Card: 1 of 1 Location: 385 DUCKPUDDLE RD

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1999
Sale Price	37,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.000	$/LF -Water Frontage	50.00	50,000	100%		50,000
10.00	Acres-Water Acreage	.00		100%		0
4.85	Acres-Road Frontage	3,000.00	14,550	100%		14,550
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
18.00	Acres-Under Water	.00		100%		0
Total Acres 34.85		3,430.42 Per Acre		Land Total		119,550

Dwelling Description

Dome	One & 1/2 Story	1,577 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	162,315
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	5,413
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	1/4 Finished			Attic	15,231
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	Standard	Standard	Good	Basic	189,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	172,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2000	111	C 110	6,498	Good	91%	100%	100%	5,913
(U)Basement	2000	111	C 110	1,954	Good	91%	100%	100%	1,778
Bay Window	2000	12	C 110	1,690	Good	91%	100%	100%	1,538
Deck	2003	615	C 110	6,088	Good	92%	100%	100%	5,601
Gar	2009	530	C 110	14,505	Good	95%	100%	100%	13,780
2,366 SFLA		72.75 = $/SFLA (4)				Outbuilding Total			28,610

Accpt Land 120,000 **Accepted Bldg** 201,000 **Total** 321,000

Map/Lot: R 6 11
Account: 1147 Card: 1 of 1 Location: 78 UNION RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,125.00 Per Acre		Land Total		40,250

Dwelling Description — Replacement Cost New

Doublewide	One Story	960 Sqft	Grade C 110	Base	99,578
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,573
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
1970	0	Standard	Standard	Average	Basic	101,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	68,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1987	144	E 100	1,080	Avg.	79%	100%	100%	853
Gar	1991	480	E 100	8,956	Avg.	82%	100%	100%	7,344
Deck	1993	464	C 110	4,594	Avg.	83%	100%	100%	3,813
Deck	1993	80	C 110	792	Avg.	83%	100%	100%	657
Sunspace	2004	120	C 110	7,029	Avg.	90%	100%	100%	6,326
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
960 SFLA		71.65 = $/SFLA (4)				Outbuilding Total			19,331

Accpt Land 40,000 **Accepted Bldg** 88,000 **Total** 128,000

Map/Lot: R 6 10B
Account: 1148 Card: 1 of 1 Location: 96 UNION RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	05/14/2015
Sale Price	50,716
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	40%		18,000
9.24	Acres-Back Land	500.00	4,620	100%		4,620
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
13.00	Acres-Under Water	.00		100%		0
Total Acres 24.24		1,758.25 Per Acre		Land Total		42,620

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade C 100	Base	105,578
Exterior	Wood 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	0
Fin. Basement Area	336 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,788
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
1992	0	Standard	Standard	Average	Basic	114,086

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	82%	90%	100%	84,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1991	144	E 100	1,080	Avg.	82%	100%	100%	886
1,200 SFLA		70.16 = $/SFLA (4)				Outbuilding Total			886

Accpt Land 43,000 **Accepted Bldg** 85,000 **Total** 128,000

Map/Lot: R18 50
Account: 1149 Card: 1 of 1 Location: 1349 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1999
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
32.00	Acres-Back Land	500.00	16,000	100%		16,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 39.00		1,671.79 Per Acre			Land Total	65,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	980 Sqft	Grade C 110	Base	127,919
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,409
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	0	Standard	Standard	Average	Basic	126,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	78,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1900	88	C 110	3,388	Avg.	62%	100%	100%	2,101
Gar	1900	720	C 110	19,705	Avg.	62%	100%	100%	12,217
2.5 Barn	1900	1440	E 100	39,592	Fair	54%	100%	100%	21,380
1,470 SFLA		53.25 = $/SFLA (4)					Outbuilding Total		35,698

Accpt Land 65,000 **Accepted Bldg** 114,000 **Total** 179,000

Map/Lot: R19 3
Account: 1150 Card: 1 of 1 Location: 1098 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Semi-Improved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	2015	14X68	A 100	50,864	Avg.	75%	100%	100%	38,148
Deck		2015	120	C 100	1,080	Avg.	97%	100%	100%	1,048
952 SFLA			170.86 = $/SFLA (4)					Outbuilding Total		39,196

Accpt Land 0 **Accepted Bldg** 39,000 **Total** 39,000

Map/Lot: U13 15
Account: 1151 Card: 1 of 1 Location: 8 CROSS ST

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	08/01/1987
Sale Price	1,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Baselot (Frct)	107.494	12,899	20%		2,580
Total Acres 0.12		21,500.00 Per Acre		Land Total		2,580

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Map/Lot: R21 10- 2
Account: 1153 Card: 1 of 1 Location: 40 LOIS LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.61	Acres-Back Land	500.00	305	100%		305
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.61		14,676.25 Per Acre		Land Total		38,305

Dwelling Description

					Replacement Cost New
Gambrel	One Story	884 Sqft	Grade E 100	Base	64,319
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	670
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-3,123
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,326
Rooms	2				
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
1981	0	Standard	Standard	Average	Basic	60,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	45,405

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1981	189	E 100	1,418	Fair	67%	100%	100%	950
1 Fr	2005	196	E 100	7,823	Fair	88%	100%	100%	6,884
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
884 SFLA		51.36 = $/SFLA (4)					Outbuilding Total		8,300

Accpt Land 38,000 **Accepted Bldg** 54,000 **Total** 92,000

Map/Lot: R21 10- 1
Account: 1154 Card: 1 of 1 Location: 2370 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.22	Acres-Road Frontage	3,000.00	660	100%		660
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.22		18,315.32 Per Acre			Land Total	40,660

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	875 Sqft	Grade D 100	Base	90,658
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,620
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
1850	0	Standard	Standard	Fair	Basic	89,038

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	48,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1850	720	E 100	13,436	Fair	54%	100%	100%	7,255
Gar	1975	1160	E 100	21,646	Fair	62%	100%	100%	13,421
1,312 SFLA		36.65 = $/SFLA (4)					Outbuilding Total		20,676

Accpt Land 41,000 **Accepted Bldg** 69,000 **Total** 110,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170

Sale Data

Sale Date	12/05/2014
Sale Price	146,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.07	Acres-Back Land	500.00	35	100%		35
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.07		19,340.58 Per Acre		Land Total		40,035

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,344 Sqft	Grade C 110	Base	159,813
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,304
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Basic	169,321

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	85%	100%	115,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1989	30	C 110	1,155	Avg.	80%	100%	100%	924
Entry	1989	48	C 110	1,848	Avg.	80%	100%	100%	1,478
Deck	1997	188	C 110	1,861	Avg.	86%	100%	100%	1,600
2,016 SFLA		57.11 = $/SFLA (4)					Outbuilding Total		4,002

Accpt Land 40,000 **Accepted Bldg** 119,000 **Total** 159,000

Map/Lot: R14 13
Account: 1156 Card: 1 of 1 Location: 712 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/21/2018
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.95	Acres-Road Frontage	3,000.00	11,850	100%		11,850
8.53	Acres-Back Land	500.00	4,265	100%		4,265
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.48		3,875.35 Per Acre			Land Total	56,115

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	528 Sqft	Grade C 110	Base	87,443
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,298
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	92,839

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	63,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	558	C 110	32,667	Good	68%	100%	100%	22,214
1.5 Att Gar	1900	748	C 110	21,920	Good	68%	100%	100%	14,906
Shed	1900	374	C 110	4,114	Good	68%	100%	100%	2,798
792 SFLA		79.71 = $/SFLA (4)					Outbuilding Total		39,918

Accpt Land 56,000 **Accepted Bldg** 103,000 **Total** 159,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	01/20/2012
Sale Price	63,600
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Baselot (Frct)	38,025.79	25,097	100%		25,097
1.83	Acres-Landlocked/Rear	200.00	366	100%		366
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.49		18,258.23 Per Acre		Land Total		45,463

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	948 Sqft	Grade C 100	Base	112,614
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-4,465
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	108,149

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	67,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1870	152	C 100	6,966	Avg.	62%	100%	100%	4,319
Deck	1870	150	C 100	1,350	Avg.	62%	100%	100%	837
Gar	1980	352	E 100	6,568	Avg.	75%	100%	100%	4,926
1,422 SFLA		47.15 = $/SFLA (4)					Outbuilding Total		10,082

Accpt Land 45,000 **Accepted Bldg** 77,000 **Total** 122,000

Map/Lot: R13 9A
Account: 1158 Card: 1 of 1 Location: 62 MANKTOWN RD

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Dug Well
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 5 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	08/16/2016
Sale Price	6,006
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Baselot (Frct)	25,210.95	42,859	45%		19,286
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 1.70		17,227.06 Per Acre			Land Total	29,286

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	325 Sqft	Grade E 100	Base	38,024
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-919
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-358
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	Floor & Stairs			Attic	1,219
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	Standard	Standard	Fair	Basic	35,851

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	54%	20%	100%	3,872

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1930	184	E 100	6,325	Fair	54%	20%	100%	683
1 Fr	1930	350	E 100	13,970	Fair	54%	20%	100%	1,509
325 SFLA		11.91 = $/SFLA (4)					Outbuilding Total		2,192

Accpt Land	29,000	Accepted Bldg	6,000	Total	35,000

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	09/03/2004
Sale Price	48,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 29 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Land Acreage	.00		100%		0
15.00	R/W -Right of Way	10,000.00	150.000	40%		60,000
Total Acres 1.75		34,285.71 Per Acre		Land Total		60,000

Accpt Land	60,000	**Accepted Bldg**	0	**Total**	60,000

Map/Lot: U 4 81
Account: 1160 Card: 1 of 1 Location: 1050 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/01/1989
Sale Price	74,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.21	Acres-Back Land	500.00	105	100%		105
Total Acres 0.46		80,663.04 Per Acre		Land Total		37,105

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,365 Sqft	Grade C 100	Base	185,320
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,068
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	6,825
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Average	Basic	199,033

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	123,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1870	66	C 100	3,513	Avg.	62%	100%	100%	2,178
1 Fr	1870	190	C 100	10,112	Avg.	62%	100%	100%	6,269
1.5 Shed	1870	285	E 100	2,715	Avg.	62%	100%	100%	1,683
1.5 Barn	1870	720	E 100	12,890	Avg.	62%	100%	100%	7,992
Open Fr Porch	2010	21	C 100	497	Avg.	94%	100%	100%	467
Enclosed Fr Porch	2010	126	C 100	5,775	Avg.	94%	100%	100%	5,428
Open Fr Porch	2010	198	C 100	4,689	Avg.	94%	100%	100%	4,408
2,730 SFLA		45.20 = $/SFLA (4)				Outbuilding Total			28,425

Accpt Land 37,000 **Accepted Bldg** 152,000 **Total** 189,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	27,976.32	12,869	20%		2,574
Total Acres 0.46		5,595.65 Per Acre			Land Total	2,574

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: R22 20
Account: 1162 Card: 1 of 1 Location: 16 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/23/2016
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	23,228.18	13,937	100%		13,937
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		56,561.67 Per Acre		Land Total		33,937

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	640 Sqft	Grade C 100	Base	69,760
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,245
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	Standard	Standard	Average	Basic	81,005

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	50,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	32	C 100	288	Avg.	62%	100%	100%	179
Deck	1950	108	C 100	972	Avg.	62%	100%	100%	603
Gar	1950	576	E 100	10,748	Avg.	62%	100%	100%	6,664
Shed	1950	168	E 100	1,260	Avg.	62%	100%	100%	781
Gar	1991	648	E 100	12,092	Avg.	82%	100%	100%	9,915
640 SFLA		78.47 = $/SFLA (4)				Outbuilding Total			18,142

Accpt Land 34,000 **Accepted Bldg** 68,000 **Total** 102,000

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		

Sale Data

Sale Date	07/01/2001
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Baselot (Frct)	31,265.58	39,082	50%		19,541
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.25		31,632.80 Per Acre		Land Total		39,541

Dwelling Description

Cape Cod	One & 1/2 Story	924 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	121,793
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	1,027
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,171
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Good	Basic	128,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	87,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	198	C 110	11,592	Good	68%	100%	100%	7,883
1.5 Gar	1900	528	C 110	18,348	Good	68%	100%	100%	12,477
Shed	1978	126	E 100	945	Avg.	73%	100%	100%	690
Cover-It	2012	240	C 100	480	Avg.	95%	100%	100%	456
Enclosed Fr Porch	2015	133	C 110	6,705	Good	98%	100%	100%	6,571
Open Fr Porch	2015	24	C 110	625	Good	98%	100%	100%	612
1,386 SFLA		62.83 = $/SFLA (4)				Outbuilding Total			28,689

Accpt Land	40,000	**Accepted Bldg**	116,000	**Total**	156,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	07/01/1997
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.51	Acres-Baselot (Frct)	12,174.11	18,383	100%		18,383
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.51		25,419.21 Per Acre		Land Total		38,383

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,008 Sqft	Grade E 75	Base	52,093
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,275
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,008	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	49,404

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	42,487

Accpt Land 38,000 **Accepted Bldg** 42,000 **Total** 80,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1992
Sale Price	133,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
7.40	Acres-Road Frontage	3,000.00	22,200	100%		22,200
2.50	Acres-Wasteland/Bog	100.00	250	100%		250
2.30	Acres-Landlocked/Rear	200.00	460	100%		460
40.70	Acres-Back Land	500.00	20,350	100%		20,350
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 54.90		1,726.05 Per Acre		Land Total		94,760

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 110	Base	115,652
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,483
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,065
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1993	Standard	Standard	Average	Basic	116,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	106,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1790	28	C 110	729	Avg.	92%	100%	100%	671
1.5 Shed	1790	432	C 110	6,035	Avg.	92%	100%	100%	5,552
Shed	1790	20	C 110	220	Avg.	92%	100%	100%	202
1.5 Fr	1993	1326	C 110	98,572	Avg.	83%	100%	100%	81,815
(U)Basement	1993	1326	C 110	23,338	Avg.	83%	100%	100%	19,371
Shed	1790	600	C 100	6,000	Avg.	62%	100%	100%	3,720
2.5 Barn	1999	1224	C 100	44,872	Avg.	87%	100%	100%	39,039
Gar	2001	504	C 100	12,540	Avg.	88%	100%	100%	11,035
Shed	2003	288	C 100	2,880	Avg.	89%	100%	100%	2,563
1,260 SFLA		84.92 = $/SFLA (4)					Outbuilding Total		163,968

Accpt Land 95,000 **Accepted Bldg** 271,000 **Total** 366,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 12
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Sale Data

Sale Date	09/01/1992
Sale Price	133,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Swimming Pool	2003	640	C 100	22,042	Avg.	89%	60%	100%	11,770
Patio	2003	200	C 100	968	Avg.	89%	60%	100%	517
Shed	2005	480	C 100	4,800	Avg.	91%	100%	100%	4,368
Cover-It	2010	800	E 100	1,200	Avg.	94%	100%	100%	1,128
1,260 SFLA		84.92 = $/SFLA (4)				Outbuilding Total			17,783

Accpt Land	0	**Accepted Bldg**	18,000	**Total**	18,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	95,000	271,000	366,000	95,000	271,000	366,000
2	0	18,000	18,000	0	18,000	18,000
TOTAL	95,000	289,000	384,000	95,000	289,000	384,000

Map/Lot: R20 4A
Account: 1166 Card: 1 of 1 Location: 196 SIMON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1994
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1974 TITAN 14 X 70
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.70	Acres-Road Frontage	3,000.00	2,100	100%		2,100
9.30	Acres-Back Land	500.00	4,650	100%		4,650
8.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		2,337.50 Per Acre		Land Total		46,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1974	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Open Fr Porch	1994	188	C 100	4,452	Avg.	84%	100%	100%	3,740
Shed	1994	96	E 100	720	Avg.	84%	100%	100%	605
Shed	2001	240	E 100	1,800	Avg.	88%	100%	100%	1,584
Shed	2001	414	E 100	3,105	Avg.	88%	100%	100%	2,732
Shed	2004	64	E 100	480	Avg.	90%	100%	100%	432
924 SFLA		128.63 = $/SFLA (4)				Outbuilding Total			20,953

Accpt Land 47,000 **Accepted Bldg** 21,000 **Total** 68,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/08/2012
Sale Price	155,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 19
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.85	Acres-Road Frontage	3,000.00	17,550	100%		17,550
26.15	Acres-Back Land	500.00	13,075	100%		13,075
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 34.00		2,224.26 Per Acre			Land Total	75,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	962 Sqft	Grade C 100	Base	114,856
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,627
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	0	Standard	Standard	Good	Basic	111,229

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	75,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	260	C 100	11,916	Good	68%	100%	100%	8,103
Shed	1860	1800	E 100	13,500	Fair	54%	100%	100%	7,290
Shed	1860	192	E 100	1,440	Fair	54%	100%	100%	778
Shed	1996	720	E 100	5,400	Avg.	85%	100%	100%	4,590
Open Shed	1996	200	E 100	1,200	Avg.	85%	100%	100%	1,020
1,443 SFLA		52.42 = $/SFLA (4)					Outbuilding Total		21,781

Accpt Land 76,000 **Accepted Bldg** 97,000 **Total** 173,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2001
Sale Price	89,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.98	Acres-Road Frontage	3,000.00	5,940	100%		5,940
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.98		11,542.71 Per Acre		Land Total		45,940

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	744 Sqft	Grade C 100	Base	97,492
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	96,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	52,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	384	C 100	20,436	Fair	54%	100%	100%	11,035
(U)Attic	1860	384	C 100	3,456	Fair	54%	100%	100%	1,866
Deck	2001	100	C 100	900	Fair	84%	100%	100%	756
Shed	2009	576	E 100	4,320	Fair	91%	100%	100%	3,931
Shed	2009	288	E 100	2,160	Fair	91%	100%	100%	1,966
1,116 SFLA		46.73 = $/SFLA (4)				Outbuilding Total			19,554

Accpt Land 46,000 **Accepted Bldg** 72,000 **Total** 118,000

Map/Lot: R23 53
Account: 1169 Card: 1 of 1 Location: JEFFERSON TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	01/28/2009
Sale Price	146,138
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
122.00	Acres-Back Land	500.00	61,000	100%		61,000
20.00	Acres-Under Water	.00		100%		0
Total Acres 142.00		429.58 Per Acre		Land Total		61,000

Accpt Land 61,000 **Accepted Bldg** 0 **Total** 61,000

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/2011
Sale Price	80,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.26		230,884.62 Per Acre		Land Total		60,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1880	1450	C 100	83,912	Avg.	62%	100%	100%	52,025
2nd Floor Fin	1880	1450	C 100	77,169	Avg.	62%	100%	100%	47,845
3rd Floor Fin	1880	1450	C 100	77,169	Avg.	62%	30%	100%	14,354
Basement 8	1880	1450	C 100	35,772	Avg.	62%	50%	100%	11,090
								Outbuilding Total	125,314

Accpt Land 60,000 **Accepted Bldg** 125,000 **Total** 185,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities Dug WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
5.24	Acres-Back Land	500.00	2,620	100%		2,620
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.24		4,212.30 Per Acre			Land Total	72,620

Accpt Land 73,000 **Accepted Bldg** 0 **Total** 73,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1990
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.54	Acres-Baselot (Frct)	12,007.61	18,492	100%		18,492
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.54		24,994.81 Per Acre		Land Total		38,492

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,394 Sqft	Grade C 100	Base	223,537
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1600 Sqft, Grade D	Basement Gar	None	Fin Bsmt	26,880
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,567
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,640
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,175
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	Standard	Standard	Average	Basic	264,799

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Overbuilt	None	62%	80%	100%	131,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1955	84	C 100	3,850	Avg.	62%	100%	100%	2,387
Enclosed Fr Porch	1955	128	C 100	5,866	Avg.	62%	100%	100%	3,637
Att Gar	1955	550	C 100	11,539	Avg.	62%	100%	100%	7,154
Gar	1983	864	E 100	16,122	Avg.	77%	100%	100%	12,414
Shed	1986	96	E 100	720	Avg.	79%	100%	100%	569
2,394 SFLA		54.86 = $/SFLA (4)				Outbuilding Total			26,161

Accpt Land 38,000 **Accepted Bldg** 158,000 **Total** 196,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.13	Acres-Road Frontage	3,000.00	390	100%		390
1.48	Acres-Road Frontage	3,000.00	4,440	100%		4,440
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.11		71,009.48 Per Acre		Land Total		149,830

Dwelling Description **Replacement Cost New**

Colonial	Two Story	928 Sqft	Grade C 110	Base	157,057
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1906	1993	Standard	Standard	Good	Basic	157,057

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	142,922

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1906	24	C 110	625	Good	91%	100%	100%	569
Deck	1906	24	C 110	238	Good	91%	100%	100%	217
Gar	1906	220	C 110	6,021	Good	91%	100%	100%	5,479
1.5 Gar	1996	672	C 110	23,351	Good	89%	100%	100%	20,782
1,856 SFLA		77.01 = $/SFLA (4)				Outbuilding Total			27,047

Accpt Land 150,000 **Accepted Bldg** 170,000 **Total** 320,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
25.19	Acres-Back Land	500.00	12,595	100%		12,595
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
18.00	Acres-Wasteland/Bog	100.00	1,800	100%		1,800
Total Acres 55.19		1,492.93 Per Acre		Land Total		82,395

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	980 Sqft	Grade C 110	Base	127,919
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1968	Standard	Standard	Good	Basic	127,919

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	86,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1870	150	C 110	3,907	Good	68%	100%	100%	2,657
1 Fr	1998	180	C 110	10,538	Good	90%	100%	100%	9,484
Deck	1998	360	C 110	3,564	Good	90%	100%	100%	3,208
2.5 Barn	1870	1728	C 100	63,348	Good	68%	100%	100%	43,077
Shed	1998	160	E 100	1,200	Avg.	86%	100%	100%	1,032
Shed	1870	260	E 100	1,950	Avg.	62%	100%	100%	1,209
Open Fr Porch	2006	84	C 110	2,188	Good	94%	100%	100%	2,057
1.75 Fr	2006	720	C 110	60,691	Good	94%	100%	100%	57,050
Patio	2006	1120	C 100	5,421	Good	94%	60%	100%	3,058
Swimming Pool	2006	648	C 100	22,317	Good	94%	60%	100%	12,587
1,470 SFLA		59.17 = $/SFLA (4)				Outbuilding Total			135,419

Accpt Land 82,000 **Accepted Bldg** 222,000 **Total** 304,000

Neighborhood 3	Rural Dirt 2
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 12
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2007	420	C 100	3,696	Avg.	92%	100%	100%	3,400
1,470 SFLA		59.17 = $/SFLA (4)				Outbuilding Total			3,400

Accpt Land	0	**Accepted Bldg**	3,000	**Total**	3,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	82,000	222,000	304,000	82,000	222,000	304,000
2	0	3,000	3,000	0	3,000	3,000
TOTAL	82,000	225,000	307,000	82,000	225,000	307,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/22/2011
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Baselot (Frct)	26,766.02	13,115	100%		13,115
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.49		67,581.63 Per Acre		Land Total		33,115

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	484 Sqft	Grade C 100	Base	76,782
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Standard	Standard	Average	Basic	76,782

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	47,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1910	320	C 100	3,200	Avg.	62%	100%	100%	1,984
Gar	1910	360	E 100	6,718	Fair	54%	100%	100%	3,628
Shed	1910	285	E 100	2,138	Fair	54%	100%	100%	1,155
Shed	1910	520	E 100	3,900	Fair	54%	100%	100%	2,106
1 Fr	2016	112	C 100	5,961	Avg.	97%	40%	100%	2,313
Open Fr Porch	2016	64	C 100	1,516	Avg.	97%	40%	100%	588
726 SFLA		65.57 = $/SFLA (4)					Outbuilding Total		11,774

Accpt Land 33,000 **Accepted Bldg** 59,000 **Total** 92,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/16/2004
Sale Price	295,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%	Restrictio	135,000
20	$/LF -Water Frontage	150.00	3,000	100%		3,000
0.20	Acres-Water Acreage	.00		100%		0
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
10.40	Acres-Back Land	500.00	5,200	100%		5,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		12,646.15 Per Acre		Land Total		164,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	796 Sqft	Grade B 100	Base	148,925
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Standard	Standard	Good	Basic	157,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	107,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1920	200	B 100	12,099	Good	68%	100%	100%	8,227
1 Fr	1920	44	B 100	3,091	Good	68%	100%	100%	2,102
Open Shed	2011	288	E 100	1,728	Avg.	94%	100%	100%	1,624
1,393 SFLA		76.92 = $/SFLA (4)				Outbuilding Total			11,953

Accpt Land 164,000 **Accepted Bldg** 119,000 **Total** 283,000

Map/Lot: R21 6
Account: 1177 Card: 1 of 1 Location: 2264 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.39	Acres-Road Frontage	3,000.00	1,170	100%		1,170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.39		17,225.94 Per Acre		Land Total		41,170

Dwelling Description — Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	90,525
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	90,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1991	648	C 100	16,122	Avg.	82%	100%	100%	13,220
Shed	1960	64	E 100	480	Fair	54%	100%	100%	259
Open Shed	1960	96	E 100	576	Fair	54%	100%	100%	311
960 SFLA		58.46 = $/SFLA (4)				Outbuilding Total			13,790

Accpt Land 41,000 **Accepted Bldg** 70,000 **Total** 111,000

Map/Lot: R17 22B
Account: 1178 Card: 1 of 1 Location: 2385 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.41	Acres-Road Frontage	3,000.00	1,230	100%		1,230
9.59	Acres-Back Land	500.00	4,795	100%		4,795
Total Acres 12.00		3,418.75 Per Acre			Land Total	41,025

Accpt Land 41,000 **Accepted Bldg** 0 **Total** 41,000

Map/Lot: R23 38A
Account: 1179 Card: 1 of 1 Location: 2466 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1989
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1980 GREENBRIAR 14 X 64
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.00		9,571.43 Per Acre		Land Total		67,000

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Greenbrier	M/H	1980	14X60	A 100	44,880	Poor	30%	100%	100%	13,464
Deck		1990	88	C 100	792	Avg.	81%	100%	100%	642
Holly Park	M/H	1987	14X52	A 100	38,896	Poor	30%	100%	100%	11,669
1,568 SFLA			51.82 = $/SFLA (4)				Outbuilding Total			25,775

Accpt Land 67,000 **Accepted Bldg** 26,000 **Total** 93,000

Map/Lot: R 8 47
Account: 1180 Card: 1 of 1 Location: 2589 FRIENDSHIP RD

Neighborhood 16	River Tidal 2
Tree Growth	1980
Zoning/Use	SHORELAND BL RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	TREE GROWTH 1980		
Reference 2	TREE GROWTH 1980		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	40%		60,000
2.70	Acres-Road Frontage	3,000.00	8,100	100%		8,100
6.30	Acres-Back Land	500.00	3,150	100%		3,150
27.00	Acres-Softwood TG	337.00	9,099	100%		9,099
28.00	Acres-Mixed Wood TG	408.00	11,424	100%		11,424
2.00	Acres-Hardwood TG	263.00	526	100%		526
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 68.00		1,651.46 Per Acre			Land Total	112,299

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,662 Sqft	Grade C 110	Base	185,810
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-932
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	4			Fireplace	6,490
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Standard	Standard	Good	Basic	193,436

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	131,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1840	216	C 110	12,646	Good	68%	100%	100%	8,599
1 Fr	1840	44	C 110	2,576	Good	68%	100%	100%	1,752
Shed	1840	299	C 110	3,289	Good	68%	100%	100%	2,237
Shed	1840	20	C 110	220	Good	68%	100%	100%	150
Shed	1840	20	C 110	220	Good	68%	100%	100%	150
1.5 Barn	1840	992	C 110	26,047	Good	68%	100%	100%	17,712
Shed	1840	40	C 110	440	Good	68%	100%	100%	299
Shed	1840	465	E 100	3,488	Fair	54%	100%	100%	1,884
2,493 SFLA		52.76 = $/SFLA (4)					Outbuilding Total		32,783

Accpt Land	112,000	Accepted Bldg	164,000	Total	276,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/18/2003
Sale Price	184,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
1.70	Acres-Road Frontage	3,000.00	5,100	100%		5,100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.70		12,864.86 Per Acre		Land Total		47,600

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	1,123 Sqft	Grade C 110	Base	178,852
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	183,522

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	148,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1990	132	C 110	6,655	Avg.	81%	100%	100%	5,391
Att Gar	1990	720	C 110	16,617	Avg.	81%	100%	100%	13,460
(F)Attic	1990	360	C 110	9,900	Avg.	81%	100%	100%	8,019
Deck	1990	248	C 110	2,455	Avg.	81%	100%	100%	1,989
2,246 SFLA		66.19 = $/SFLA (4)				Outbuilding Total			28,859

Accpt Land 48,000 **Accepted Bldg** 178,000 **Total** 226,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1996
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
0.50	Acres-Back Land	500.00	250	100%		250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.50		17,100.00 Per Acre		Land Total		42,750

Dwelling Description **Replacement Cost New**

Colonial	Two Story	792 Sqft	Grade D 100	Base	107,252
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,508
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Fair	Basic	107,113

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	57,841

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2003	750	D 100	33,529	Avg.	89%	100%	100%	29,841
(F)Attic	2003	375	D 100	7,875	Avg.	89%	100%	100%	7,009
Deck	2004	300	D 100	2,268	Avg.	90%	100%	100%	2,041
Pole Barn	2007	768	E 100	9,044	Avg.	92%	100%	100%	8,320
1,584 SFLA		36.52 = $/SFLA (4)				Outbuilding Total			47,211

Accpt Land 43,000 **Accepted Bldg** 105,000 **Total** 148,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/06/2006
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	71,478.21	17,870	100%		17,870
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.25		131,480.00 Per Acre		Land Total		32,870

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 100	Base	120,751
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,315
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1856	0	Standard	Standard	Average	Basic	125,886

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	85,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1856	425	C 100	22,618	Avg.	68%	100%	100%	15,380
(U)Basement	1856	425	C 100	6,800	Avg.	68%	100%	100%	4,624
(U)Attic	1856	425	C 100	3,825	Avg.	68%	100%	100%	2,601
Shed	1856	15	C 100	150	Avg.	68%	100%	100%	102
1.5 Shed	1856	496	C 100	6,299	Avg.	68%	100%	100%	4,283
Shed	1856	36	C 100	360	Avg.	68%	100%	100%	245
Deck	2012	204	C 100	1,836	Avg.	95%	100%	100%	1,744
1,554 SFLA		55.08 = $/SFLA (4)					Outbuilding Total		28,979

Accpt Land 33,000 **Accepted Bldg** 115,000 **Total** 148,000

Map/Lot: R 1 34
Account: 1184 Card: 1 of 2 Location: 120 BROAD COVE RD W

Neighborhood 12 River Tidal .5

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.56		259,250.00 Per Acre		Land Total		145,180

Dwelling Description — Replacement Cost New

Log Home	One & 1/2 Story	864 Sqft	Grade D 100	Base	108,629
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,472
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1974	0	Standard	Standard	Average	Basic	103,157

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	73,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1974	288	D 100	11,087	Avg.	71%	100%	100%	7,872
Dock	1974	320	D 100	4,099	Avg.	71%	100%	100%	2,910
Shed	1979	120	E 100	900	Avg.	74%	100%	100%	666
1,296 SFLA		56.51 = $/SFLA (4)					Outbuilding Total		11,448

Accpt Land 145,000 **Accepted Bldg** 85,000 **Total** 230,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	798 188 1286 128 1418 231 2-4-74
Reference 2	M2911 95 9-02
Tran/Land/Bldg	3 99 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.36	Acres-Road Frontage	3,000.00	13,080	100%		13,080
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 4.36		5,752.29 Per Acre		Land Total		25,080

Dwelling Description **Replacement Cost New**

Ranch	One Story	640 Sqft	Grade D 100	Base	58,599
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,054
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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
1988	0	Standard	Standard	Average	Basic	54,545

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	43,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1988	128	D 100	4,927	Avg.	80%	100%	100%	3,942
Deck	1988	112	D 100	847	Avg.	80%	100%	100%	678
640 SFLA		68.18 = $/SFLA (4)				Outbuilding Total			4,620

Accpt Land	25,000	Accepted Bldg	48,000	Total	73,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	145,000	85,000	230,000	145,000	85,000	230,000
2	25,000	48,000	73,000	25,000	48,000	73,000
TOTAL	170,000	133,000	303,000	170,000	133,000	303,000

Map/Lot: R17 54E
Account: 1185 Card: 1 of 1 Location: 120 TEDDY BEAR LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/17/2016
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.92	Acres-Baselot (Frct)	9,260.89	17,781	100%		17,781
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.92		19,677.60 Per Acre		Land Total		37,781

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,344 Sqft	Grade D 100	Base	95,318
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,682
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Standard	Standard	Average	Basic	90,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	85%	100%	74,912

Accpt Land 38,000 **Accepted Bldg** 75,000 **Total** 113,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	12/14/2004
Sale Price	99,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.43	Acres-Road Frontage	3,000.00	1,290	100%		1,290
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.43		21,930.04 Per Acre			Land Total	53,290

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,248 Sqft	Grade D 100	Base	90,311
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Fair	Basic	92,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	72%	100%	85%	56,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	1991	768	E 100	18,196	Fair	76%	100%	85%	11,755
Sterling M/H	1989	14X68	C 100	40,732	Fair	40%	100%	85%	13,849
Deck	2005	80	C 100	720	Avg.	91%	100%	85%	557
Entry	2008	320	E 100	8,400	Avg.	93%	100%	85%	6,640
Open Fr Porch	2008	35	E 100	622	Avg.	93%	100%	85%	491
Deck	2008	107	E 100	722	Avg.	93%	100%	85%	570
1 Fr	2011	384	E 100	15,327	Avg.	94%	100%	85%	12,246
1 Fr	2012	400	E 100	15,966	Avg.	95%	100%	85%	12,893
Deck	2013	352	E 100	2,376	Avg.	96%	100%	85%	1,939
2,200 SFLA		25.78 = $/SFLA (4)					Outbuilding Total		60,940

Accpt Land 53,000 **Accepted Bldg** 118,000 **Total** 171,000

Map/Lot: R 5 34A- 3
Account: 1187 Card: 1 of 1 Location: 501 OLD COUNTY RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Gravel

Sale Data

Sale Date	12/06/2018
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
3.56	Acres-Road Frontage	3,000.00	10,680	80%		8,544
Total Acres 5.56		4,126.62 Per Acre			Land Total	22,944

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/01/1976
Sale Price	27,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.07	Acres-Road Frontage	3,000.00	210	100%		210
Total Acres 0.32		116,281.25 Per Acre		Land Total		37,210

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	880 Sqft	Grade C 110	Base	117,977
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1998	Standard	Standard	Average	Basic	117,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	112,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1930	102	C 110	2,656	Avg.	95%	100%	100%	2,523
Deck	1930	162	C 110	1,604	Avg.	95%	100%	100%	1,524
Gar	1930	280	C 110	7,663	Avg.	95%	100%	100%	7,280
1,320 SFLA		84.91 = $/SFLA (4)					Outbuilding Total		11,327

Accpt Land	37,000	Accepted Bldg	123,000	Total	160,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
24.97	Acres-Back Land	500.00	12,485	100%		12,485
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 27.47		2,056.24 Per Acre		Land Total		56,485

Dwelling Description **Replacement Cost New**

Ranch	One Story	548 Sqft	Grade SC100	Base	48,036
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,099
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-822
Rooms	3				
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	Standard	Standard	Average	Basic	44,115

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	27,351

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2003	136	C 100	1,224	Avg.	89%	100%	100%	1,089
Open Fr Porch	2005	168	C 100	3,978	Avg.	91%	100%	100%	3,620
Shed	1900	63	E 100	472	Avg.	62%	100%	100%	293
548 SFLA		49.91 = $/SFLA (4)					Outbuilding Total		5,002

Accpt Land 56,000 **Accepted Bldg** 32,000 **Total** 88,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/12/2018
Sale Price	123,456
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 16.00		4,450.00 Per Acre			Land Total	71,200

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,206 Sqft	Grade C 100	Base	105,954
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	21,189
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Fair	Basic	130,868

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	70,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1850	60	C 100	600	Fair	54%	100%	100%	324
Shed	1985	336	E 100	2,520	Avg.	78%	100%	100%	1,966
Enclosed Fr Porch	2002	102	C 100	4,675	Avg.	89%	100%	100%	4,161
Open Shed	1985	180	E 100	1,080	Avg.	78%	100%	100%	842
Shed	2005	168	E 100	1,260	Avg.	91%	100%	100%	1,147
1,206 SFLA		58.60 = $/SFLA (4)				Outbuilding Total			8,440

Accpt Land 71,000 **Accepted Bldg** 79,000 **Total** 150,000

Map/Lot: R 4 71
Account: 1191 Card: 1 of 1 Location: 986 OLD COUNTY RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	06/01/1987
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
200	$/LF -Water Frontage	100.00	20,000	100%		20,000
2.00	Acres-Water Acreage	.00		100%		0
74.00	Acres-Unimprov. R/W	300.00	22,200	100%		22,200
2.00	Acres-Under Water	.00		100%		0
Total Acres 80.00		902.50 Per Acre		Land Total		72,200

Accpt Land 72,000 **Accepted Bldg** 0 **Total** 72,000

Map/Lot: R 3 37A
Account: 1192 Card: 1 of 1 Location: 133 SPRAGUE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/11/2008
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%	Unimproved	14,400
12.62	Acres-Landlocked/Rear	200.00	2,524	100%		2,524
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.62		1,819.79 Per Acre			Land Total	37,524

Dwelling Description **Replacement Cost New**

Ranch	One Story	576 Sqft	Grade SC100	Base	49,831
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-864
Rooms	3				
Bedrooms	2	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
1986	0	Standard	Standard	Average	Basic	47,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	37,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2005	96	SC100	3,832	Avg.	91%	100%	100%	3,487
Open Fr Porch	2005	96	C 100	2,273	Avg.	91%	100%	100%	2,068
Deck	2005	240	C 100	2,160	Avg.	91%	100%	100%	1,966
576 SFLA		65.65 = $/SFLA (4)					Outbuilding Total		7,521

Accpt Land 38,000 **Accepted Bldg** 45,000 **Total** 83,000

Map/Lot: R 3 41- 3
Account: 1193 Card: 1 of 1 Location: 640 SPRAGUE RD

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1986
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
201	$/LF -Water Frontage	100.00	20,100	100%		20,100
Total Acres 2.00		25,050.00 Per Acre		Land Total		50,100

Accpt Land 50,000 **Accepted Bldg** 0 **Total** 50,000

Map/Lot: R 4 12
Account: 1194 Card: 1 of 1 Location: 855 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/21/2016
Sale Price	50,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	80%		56,000
4.20	Acres-Road Frontage	3,000.00	12,600	100%		12,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 4.70		24,595.74 Per Acre		Land Total		115,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 16	1995	3600	D 100	168,134	Avg.	84%	100%	100%	141,233
12Mobile Home	1968	12X46	C 100	25,392	Poor	30%	50%	100%	3,809
Shed	2003	96	E 100	720	Poor	82%	100%	100%	590
552 SFLA		209.94 = $/SFLA (4)				Outbuilding Total			145,632

Accpt Land 116,000 **Accepted Bldg** 146,000 **Total** 262,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/19/2013
Sale Price	101,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Baselot (Frct)	23,943.51	43,817	80%		35,053
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.83		30,083.61 Per Acre		Land Total		55,053

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	999 Sqft	Grade C 110	Base	146,783
Exterior	Wood 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	0
Fin. Basement Area	999 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,978
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,865
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	Standard	Good	Basic	178,826

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	135,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1970	48	C 110	1,251	Good	76%	100%	100%	951
Enclosed Fr Porch	1970	112	C 110	5,646	Good	76%	100%	100%	4,291
(U)Basement	1970	112	C 110	1,971	Good	76%	100%	100%	1,498
1.5 Att Gar	1970	572	C 110	16,762	Good	76%	100%	100%	12,739
Open Fr Porch	1992	375	C 110	9,768	Good	87%	100%	100%	8,498
1,748 SFLA		77.75 = $/SFLA (4)				Outbuilding Total			27,977

Accpt Land 55,000 **Accepted Bldg** 164,000 **Total** 219,000

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND GD
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Baselot (Frct)	30,845.09	27,452	100%		27,452
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.91	Acres-Landlocked/Rear	200.00	182	100%		182
Total Acres 1.80		26,463.33 Per Acre		Land Total		47,634

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,040 Sqft	Grade C 100	Base	94,597
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,550
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	Standard	Standard	Average	Basic	105,872

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	74,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1973	30	C 100	1,375	Avg.	70%	100%	100%	962
Deck	1973	25	C 100	225	Avg.	70%	100%	100%	157
1 Fr	1997	240	C 100	12,773	Avg.	86%	100%	100%	10,985
Deck	1997	108	C 100	972	Avg.	86%	100%	100%	836
Att Gar	1997	660	C 100	13,847	Avg.	86%	100%	100%	11,908
Shed	2011	192	E 100	1,440	Avg.	94%	100%	100%	1,354
1,040 SFLA		71.26 = $/SFLA (4)				Outbuilding Total			26,202

Accpt Land 48,000 **Accepted Bldg** 100,000 **Total** 148,000

Map/Lot: U 2 19
Account: 1197 Card: 1 of 1 Location: 380 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1996
Sale Price	35,720
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	D MCGUIRE		
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	83,562.35	16,712	100%		16,712
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		158,560.00 Per Acre		Land Total		31,712

Dwelling Description — **Replacement Cost New**

Ranch	One Story	480 Sqft	Grade D 100	Base	49,754
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
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
1950	0	Standard	Standard	Average	Basic	46,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	28,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1983	108	D 100	816	Avg.	62%	100%	100%	506
Shed	1950	120	D 100	1,008	Avg.	62%	100%	100%	625
480 SFLA		60.34 = $/SFLA (4)				Outbuilding Total			1,131

Accpt Land	32,000	Accepted Bldg	30,000	Total	62,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/22/2003
Sale Price	75,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	23,672.52	44,031	45%		19,814
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		21,405.38 Per Acre		Land Total		39,814

Dwelling Description

Cape Cod	One & 1/2 Story	576 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	70,652
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1988	0	Standard	Standard	Average	Basic	67,004

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	53,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1988	48	D 100	403	Avg.	80%	100%	100%	322
Open Fr Porch	1988	96	D 100	1,909	Avg.	80%	100%	100%	1,527
Shed	1988	128	E 100	960	Fair	73%	100%	100%	701
864 SFLA		62.04 = $/SFLA (4)					Outbuilding Total		2,550

Accpt Land	40,000	**Accepted Bldg**	56,000	**Total**	96,000

Map/Lot: U 3 32
Account: 1199 Card: 1 of 1 Location: 276 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/2002
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
1.57	Acres-Back Land	500.00	785	100%		785
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 2.42		16,357.44 Per Acre			Land Total	39,585

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	572 Sqft	Grade C 110	Base	92,170
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,406
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Good	Basic	95,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	65,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	55	C 110	3,220	Good	68%	100%	100%	2,190
1 Fr	1900	120	C 110	7,025	Good	68%	100%	100%	4,777
1 Fr	1900	117	C 110	6,850	Good	68%	100%	100%	4,658
1.5 Fr	1900	156	C 110	11,596	Good	68%	100%	100%	7,885
Open Fr Porch	1900	105	C 110	2,735	Good	68%	100%	100%	1,860
Gar	1900	440	C 100	10,947	Avg.	62%	100%	100%	6,787
858 SFLA		75.80 = $/SFLA (4)					Outbuilding Total		28,157

Accpt Land 40,000 **Accepted Bldg** 93,000 **Total** 133,000

Map/Lot: R 2 9
Account: 1200 Card: 1 of 1 Location: 32 LEDGES CIRCLE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.53	Acres-Baselot (Frct)	27,140.61	41,525	50%		20,763
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.53		26,642.48 Per Acre		Land Total		40,763

Dwelling Description **Replacement Cost New**

Colonial	Two Story	667 Sqft	Grade C 110	Base	126,618
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	129,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	80,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	224	C 110	13,113	Avg.	62%	100%	100%	8,130
(U)Basement	1880	224	C 110	3,942	Avg.	62%	100%	100%	2,444
2 Gar	1880	1248	E 100	37,720	Avg.	62%	100%	100%	23,386
1.5 Barn	1880	952	E 100	17,043	Fair	54%	100%	100%	9,203
Open Shed	1880	405	E 100	2,430	Poor	46%	100%	100%	1,118
1,334 SFLA		60.29 = $/SFLA (4)				Outbuilding Total			44,281

Accpt Land 41,000 **Accepted Bldg** 125,000 **Total** 166,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
8.00	Acres-Back Land	500.00	4,000	100%		4,000
5.00	Acres-Wasteland/Bog	100.00	500	100%		500
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 16.00		3,718.75 Per Acre			Land Total	59,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 110	Base	105,138
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-404
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	107,836

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	73,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1978	360	C 110	21,075	Avg.	73%	100%	100%	15,385
(U)Basement	1978	360	C 110	6,336	Avg.	73%	100%	100%	4,625
1.5 Gar	1979	780	C 100	24,640	Avg.	74%	100%	100%	18,234
1,080 SFLA		67.90 = $/SFLA (4)					Outbuilding Total		38,244

Accpt Land 60,000 **Accepted Bldg** 112,000 **Total** 172,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 10
X Coordinate 0 Y Coordinate 0
Exemption(s) 17 70 0 Land Schedule 2

Dwelling Description **Replacement Cost New**

Ranch	One Story	432 Sqft	Grade C 100	Base	57,409
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-147
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	432	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	57,262

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	35,502

Accpt Land 0 **Accepted Bldg** 36,000 **Total** 36,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	60,000	112,000	172,000	60,000	112,000	172,000
2	0	36,000	36,000	0	36,000	36,000
TOTAL	60,000	148,000	208,000	60,000	148,000	208,000

Map/Lot: U 4 79
Account: 1202 Card: 1 of 1 Location: 1034 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/10/2016
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.26		161,653.85 Per Acre		Land Total		42,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1900	1008	C 110	79,035	Good	90%	100%	100%	71,132
2nd Floor Fin	1900	504	C 110	29,505	Good	90%	100%	100%	26,554
(U)Basement	1900	1008	C 110	17,741	Avg.	62%	100%	100%	10,999
Deck	1900	55	C 110	544	Avg.	62%	100%	100%	337
								Outbuilding Total	109,022

Accpt Land	42,000	**Accepted Bldg**	109,000	**Total**	151,000

Map/Lot: R 4 30- 4
Account: 1203 Card: 1 of 1 Location: 359 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/06/2005
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
3.56	Acres-Road Frontage	3,000.00	10,680	100%		10,680
3.95	Acres-Back Land	500.00	1,975	100%		1,975
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.51		5,563.09 Per Acre		Land Total		52,905

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,620 Sqft	Grade C 100	Base	213,091
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,102
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	Standard	Standard	Average	Basic	211,989

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	79%	90%	100%	150,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1987	54	C 100	1,868	Avg.	79%	100%	100%	1,476
Overhang	1987	54	C 100	1,868	Avg.	79%	100%	100%	1,476
Open Fr Porch	1987	36	C 100	852	Avg.	79%	100%	100%	673
Open Fr Porch	1987	36	C 100	852	Avg.	79%	100%	100%	673
Deck	1987	60	C 100	540	Avg.	79%	100%	100%	427
Deck	1987	60	C 100	540	Avg.	79%	100%	100%	427
3,240 SFLA		46.52 = $/SFLA (4)				Outbuilding Total			5,152

Accpt Land 53,000 **Accepted Bldg** 156,000 **Total** 209,000

Map/Lot: R22 37
Account: 1204 Card: 1 of 1 Location: 155 FLANDERS CORNER RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	03/04/2010
Sale Price	155,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
99.00	Acres-Back Land	500.00	49,500	100%		49,500
14.00	Acres-Wasteland/Bog	100.00	1,400	100%		1,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 125.00		1,087.20 Per Acre			Land Total	135,900

Dwelling Description

				Replacement Cost New	
Modular Home	One & 1/2 Story	1,272 Sqft	Grade B 100	Base	182,376
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,696
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,753
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Standard	Standard	Average	Basic	196,464

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	186,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2012	112	B 100	3,501	Avg.	95%	100%	100%	3,326
Open Fr Porch	2012	80	B 100	2,500	Avg.	95%	100%	100%	2,375
1.5 Gar	2012	624	B 100	26,020	Avg.	95%	100%	100%	24,719
1,908 SFLA		97.82 = $/SFLA (4)					Outbuilding Total		30,420

Accpt Land 136,000 **Accepted Bldg** 217,000 **Total** 353,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/08/2014
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Baselot (Frct)	86,617.21	16,457	100%		16,457
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Apartment	2,000.00	4,000	100%		4,000
Total Acres 0.19		186,615.79 Per Acre		Land Total		35,457

Dwelling Description

					Replacement Cost New
Mansard	Two Story	720 Sqft	Grade C 110	Base	136,010
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	720 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,840
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,360
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,272
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
2003	0	Standard	Standard	Good	Basic	166,580

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	92%	100%	100%	153,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	32	C 110	834	Good	92%	100%	100%	767
2 Fr	2003	60	C 110	5,690	Good	92%	100%	100%	5,235
(F)Attic	2003	48	C 110	1,320	Good	92%	100%	100%	1,214
1,440 SFLA		106.43 = $/SFLA (4)					Outbuilding Total		7,216

Accpt Land 35,000 **Accepted Bldg** 160,000 **Total** 195,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1981
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.31	Acres-Road Frontage	3,000.00	930	100%		930
77.94	Acres-Back Land	500.00	38,970	100%		38,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 80.25		1,145.17 Per Acre		Land Total		91,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,472 Sqft	Grade C 100	Base	122,638
Exterior	Vinyl 3 course shingle	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	-5,549
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1992	Standard	Standard	Good	Basic	117,089

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	97,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1985	48	E 100	360	Avg.	78%	100%	100%	281
Gar	1989	720	C 100	17,914	Avg.	80%	100%	100%	14,331
(F) Gar	2002	540	C 100	27,000	Avg.	89%	100%	100%	24,030
Open Shed	2002	240	C 100	1,920	Avg.	89%	100%	100%	1,709
Open Shed	2002	260	C 100	2,080	Avg.	89%	100%	100%	1,851
Deck	2002	472	C 100	4,248	Avg.	89%	100%	100%	3,781
Open Fr Porch	2002	72	C 100	1,705	Avg.	89%	100%	100%	1,517
1,472 SFLA		66.02 = $/SFLA (4)				Outbuilding Total			47,500

Accpt Land 92,000 **Accepted Bldg** 145,000 **Total** 237,000

Map/Lot: U10 38
Account: 1207 Card: 1 of 1 Location: 780 MAIN ST

Neighborhood 18 Hist Vill .25

Sale Data

Sale Date	07/01/1979
Sale Price	34,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.31	Acres-Road Frontage	3,000.00	930	100%		930
0.55	Acres-Back Land	500.00	275	100%		275
Total Acres 1.11		34,418.92 Per Acre		Land Total		38,205

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	988 Sqft	Grade C 110	Base	128,620
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	0	Standard	Standard	Average	Basic	128,620

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	79,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	88	C 110	5,151	Avg.	62%	100%	100%	3,194
1.5 Shed	1850	480	C 110	6,706	Avg.	62%	100%	100%	4,158
Open Fr Porch	1996	144	C 100	3,410	Avg.	85%	100%	100%	2,898
1,482 SFLA		53.81 = $/SFLA (4)					Outbuilding Total		10,250

Accpt Land 38,000 **Accepted Bldg** 90,000 **Total** 128,000

Map/Lot: R18 40
Account: 1208 Card: 1 of 1 Location: 1861 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/09/2017
Sale Price	131,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Baselot (Frct)	20,445.05	14,720	100%		14,720
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.72		48,222.22 Per Acre		Land Total		34,720

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,040 Sqft	Grade C 100	Base	94,597
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-354
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	96,123

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	73,053

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1982	48	C 100	1,680	Avg.	76%	100%	100%	1,277
Deck	1982	24	C 100	216	Avg.	76%	100%	100%	164
Deck	2006	150	C 100	1,350	Avg.	91%	100%	100%	1,228
1,040 SFLA		70.24 = $/SFLA (4)				Outbuilding Total			2,669

Accpt Land	35,000	**Accepted Bldg**	76,000	**Total**	111,000

Map/Lot: U11 20
Account: 1209 Card: 1 of 1 Location: 72 PINE ST

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LR
Topography	Below Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/2002
Sale Price	125,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
73	$/LF -Water Frontage	150.00	10,950	100%		10,950
0.49	Acres-Water Acreage	.00		100%		0
Total Acres 0.74		116,148.65 Per Acre		Land Total		85,950

Dwelling Description **Replacement Cost New**

Colonial	Two Story	759 Sqft	Grade C 100	Base	125,608
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	4			Fireplace	5,900
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	131,508

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	81,535

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2000	264	C 100	6,252	Avg.	87%	100%	100%	5,439
1,518 SFLA		53.71 = $/SFLA (4)				Outbuilding Total			5,439

Accpt Land 86,000 **Accepted Bldg** 87,000 **Total** 173,000

Map/Lot: R12 15
Account: 1210 Card: 1 of 1 Location: 1919 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
81.00	Acres-Back Land	500.00	40,500	100%		40,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 93.00		1,080.65 Per Acre			Land Total	100,500

Dwelling Description

					Replacement Cost New
Gambrel	Two Story	936 Sqft	Grade D 100	Base	120,618
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,145
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,369
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1823	0	Standard	Standard	Fair	Basic	118,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	63,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1823	252	D 100	11,265	Fair	54%	100%	100%	6,083
Shed	1823	336	D 100	2,822	Fair	54%	100%	100%	1,524
1,872 SFLA		34.11 = $/SFLA (4)					Outbuilding Total		7,607

Accpt Land 101,000 **Accepted Bldg** 71,000 **Total** 172,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 18 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.25	Acres-Road Frontage	3,000.00	3,750	100%		3,750
5.75	Acres-Back Land	500.00	2,875	100%		2,875
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		5,180.56 Per Acre			Land Total	46,625

Dwelling Description — Replacement Cost New

Ranch	One Story	1,100 Sqft	Grade C 110	Base	109,237
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,222
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	6,050
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2007	Standard	Standard	Average	Basic	116,509

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	72,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1950	52	C 110	3,044	Avg.	62%	100%	100%	1,887
1 Fr	1950	88	C 110	5,151	Avg.	62%	100%	100%	3,194
Gar	1950	572	C 110	15,654	Avg.	62%	100%	100%	9,705
Shed	2006	120	C 110	1,320	Avg.	91%	100%	100%	1,201
1.75 Gar	1981	528	C 110	20,804	Avg.	75%	100%	100%	15,603
Deck	2006	252	C 110	2,495	Avg.	91%	100%	100%	2,270
Shed	2000	96	C 110	1,056	Avg.	87%	100%	100%	919
Canopy	2007	96	C 110	929	Avg.	92%	100%	100%	855
1.5 Gar	2008	1040	C 110	36,139	Avg.	93%	100%	100%	33,609
1,100 SFLA		65.67 = $/SFLA (4)					Outbuilding Total		69,243

Accpt Land 47,000 **Accepted Bldg** 141,000 **Total** 188,000

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND LR
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/2006
Sale Price	229,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.36	Acres-Road Frontage	3,000.00	1,080	100%		1,080
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.36		23,762.71 Per Acre		Land Total		56,080

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	1,232 Sqft	Grade C 100	Base	171,941
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,671
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	182,157

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	162,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2005	30	C 100	710	Avg.	91%	100%	100%	646
Deck	2005	30	C 100	270	Avg.	91%	100%	100%	246
Deck	2009	50	C 100	450	Avg.	93%	100%	100%	418
Deck	2009	300	C 100	2,700	Avg.	93%	100%	100%	2,511
Shed	2010	288	C 100	2,880	Avg.	94%	100%	100%	2,707
2,464 SFLA		65.80 = $/SFLA (4)				Outbuilding Total			6,528

Accpt Land 56,000 **Accepted Bldg** 169,000 **Total** 225,000

Map/Lot: R13 14
Account: 1213 Card: 1 of 1 Location: 3357 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1994
Sale Price	12,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Baselot (Frct)	60,223.54	29,510	60%	Topography	17,706
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.49		87,155.10 Per Acre		Land Total		42,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Gar	1995	576	E 100	17,410	Avg.	84%	100%	100%	14,624
Shed	1985	284	E 100	2,130	Avg.	78%	100%	100%	1,661
						Outbuilding Total			16,285

Accpt Land 43,000 **Accepted Bldg** 16,000 **Total** 59,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2001
Sale Price	107,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	39,349.01	35,414	50%		17,707
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.90		41,896.67 Per Acre		Land Total		37,707

Dwelling Description **Replacement Cost New**

Bi Level	One Story	864 Sqft	Grade C 100	Base	84,504
Exterior	Wood 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	0
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,280
Heating	100% Electric	Cooling	0% None	Heat	-294
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
1981	2001	Standard	Standard	Good	Basic	101,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	82,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1981	14	C 100	484	Good	81%	100%	100%	392
Overhang	1981	14	C 100	484	Good	81%	100%	100%	392
Deck	1981	275	C 100	2,475	Good	81%	100%	100%	2,005
Shed	1981	120	E 100	900	Avg.	75%	100%	100%	675
Cover-It	2010	96	E 100	144	Avg.	94%	100%	100%	135
864 SFLA		95.15 = $/SFLA (4)				Outbuilding Total			3,599

Accpt Land 38,000 **Accepted Bldg** 86,000 **Total** 124,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1987
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.63	Acres-Road Frontage	3,000.00	1,890	100%		1,890
3.95	Acres-Back Land	500.00	1,975	100%		1,975
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.58		6,666.41 Per Acre			Land Total	43,865

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	932 Sqft	Grade C 110	Base	123,713
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Good	Basic	125,781

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	85,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1880	1	C 110	2,200	Good	68%	100%	100%	1,496
1 Fr	1880	160	C 110	9,366	Good	68%	100%	100%	6,369
1 Fr	1880	192	C 110	11,240	Good	68%	100%	100%	7,643
(U)Attic	1880	192	C 110	1,901	Good	68%	100%	100%	1,293
Entry	1880	15	C 110	578	Good	68%	100%	100%	393
Patio	1880	413	C 110	2,199	Good	68%	100%	100%	1,495
Gar	1982	600	E 100	11,196	Avg.	76%	100%	100%	8,509
Shed	1880	80	E 100	600	Avg.	62%	100%	100%	372
Solar Panel	2000	13	C 100	2,600	Avg.	87%	100%	100%	2,262
1,398 SFLA		61.18 = $/SFLA (4)					Outbuilding Total		29,832

Accpt Land 44,000 **Accepted Bldg** 115,000 **Total** 159,000

Map/Lot: U 2 11
Account: 1216 Card: 1 of 1 Location: 296 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/23/2013
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
2.30	Acres-Back Land	500.00	1,150	100%		1,150
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
Total Acres 2.60		14,730.77 Per Acre		Land Total		38,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	910 Sqft	Grade D 100	Base	91,157
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	790
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	91,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	49,651

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	280	D 100	12,518	Fair	54%	100%	100%	6,760
(U)Attic	1800	280	D 100	2,117	Fair	54%	100%	100%	1,143
Enclosed Fr Porch	1800	99	D 100	3,811	Fair	54%	100%	100%	2,058
2 Shed	1800	665	D 100	9,049	Fair	54%	100%	100%	4,886
1.5 Barn	1800	1160	D 100	23,259	Fair	54%	100%	100%	12,560
Canopy	1800	276	D 100	2,040	Fair	54%	100%	100%	1,102
1,365 SFLA		36.37 = $/SFLA (4)				Outbuilding Total			28,509

Accpt Land 38,000 **Accepted Bldg** 78,000 **Total** 116,000

Map/Lot: R24 17A
Account: 1217 Card: 1 of 1 Location: 633 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	09/01/1988
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.72	Acres-Road Frontage	3,000.00	2,160	100%		2,160
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.72		14,764.71 Per Acre		Land Total		40,160

Dwelling Description

Doublewide	One Story	1,186 Sqft	Grade E 75	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	58,310
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	54,866

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	48,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1979	64	E 100	480	Avg.	74%	100%	100%	355
Enclosed Fr Porch	2005	326	C 100	14,941	Avg.	91%	100%	100%	13,596
1,186 SFLA		40.71 = $/SFLA (4)					Outbuilding Total		13,951

Accpt Land 40,000 **Accepted Bldg** 62,000 **Total** 102,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.38	Acres-Road Frontage	3,000.00	7,140	100%		7,140
4.86	Acres-Back Land	500.00	2,430	100%		2,430
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.24		5,364.72 Per Acre			Land Total	49,570

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	896 Sqft	Grade C 110	Base	120,559
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,203
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	4,136
Attic	None			Attic	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	Standard	Standard	Average	Basic	126,898

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	100,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2001	320	C 110	18,733	Avg.	88%	100%	100%	16,485
(U)Basement	2001	320	C 110	5,632	Avg.	88%	100%	100%	4,956
Deck	2001	102	C 110	1,010	Avg.	88%	100%	100%	889
Deck	2001	40	C 110	396	Avg.	88%	100%	100%	348
1.5 Gar	2004	780	C 110	27,104	Avg.	90%	100%	100%	24,394
1,344 SFLA		74.59 = $/SFLA (4)					Outbuilding Total		47,072

Accpt Land 50,000 **Accepted Bldg** 147,000 **Total** 197,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL WELLHEAD PROTECTION
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
37.70	Acres-Back Land	500.00	18,850	100%		18,850
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 42.00		1,713.10 Per Acre			Land Total	71,950

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	726 Sqft	Grade B 100	Base	143,592
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,498
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1973	Standard	Standard	Average	Basic	158,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	125,177

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1973	16	B 100	500	Avg.	70%	100%	100%	350
1 Fr	1973	480	B 100	33,721	Avg.	70%	100%	100%	23,605
(U)Basement	1973	480	B 100	10,138	Avg.	70%	100%	100%	7,097
Open Fr Porch	1973	80	B 100	2,500	Avg.	70%	100%	100%	1,750
1 Fr	1973	672	B 100	47,208	Avg.	70%	100%	100%	33,046
Gar	2006	792	B 100	26,011	Avg.	91%	100%	100%	23,670
Shed	2002	80	C 100	800	Avg.	89%	100%	100%	712
Shed	2006	240	C 100	2,400	Avg.	91%	100%	100%	2,184
1,270 SFLA		98.56 = $/SFLA (4)					Outbuilding Total		92,414

Accpt Land 72,000 **Accepted Bldg** 218,000 **Total** 290,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL WELLHEAD PROTECTION
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Dwelling Description **Replacement Cost New**

Ranch	One Story	811 Sqft	Grade B 100	Base	107,157
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 Space	Basement	-5,042
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,595
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	811	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Open	103,710

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	94,376

Accpt Land	0	**Accepted Bldg**	94,000	**Total**	94,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	72,000	218,000	290,000	72,000	218,000	290,000
2	0	94,000	94,000	0	94,000	94,000
TOTAL	72,000	312,000	384,000	72,000	312,000	384,000

Map/Lot: R 7 2
Account: 1220 Card: 1 of 2 Location: 559 FRIENDSHIP RD

Neighborhood 16	River Tidal 2
Tree Growth	2007
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	
Utilities	
Street	Street Surface

Sale Data

Sale Date	08/03/2006
Sale Price	623,900
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2007		
Reference 2	FARMLAND 2007		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	131,163	118,047	100%		118,047
3.00	Acres-Crop/Blueberry F&O	450.00	1,350	100%		1,350
10.50	Acres-Pasture F&O	350.00	3,675	100%		3,675
5.24	Acres-Back Land	500.00	2,620	100%		2,620
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 19.64		7,927.29 Per Acre			Land Total	155,692

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,506 Sqft	Grade B 100	Base	208,809
Exterior	Wood 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	0
Fin. Basement Area	1506 Sqft, Grade D	Basement Gar	3 CAR	Fin Bsmt	28,634
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,443
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Standard	Standard	Good	Basic	250,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	212,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1989	36	B 100	1,643	Good	85%	100%	100%	1,397
Overhang	1989	36	B 100	1,643	Good	85%	100%	100%	1,397
1 Fr	1989	770	B 100	54,092	Good	85%	100%	100%	45,978
(U)Basement	1989	770	B 100	16,262	Good	85%	100%	100%	13,823
(U)Attic	1989	770	B 100	9,148	Good	85%	100%	100%	7,776
Entry	2006	42	B 100	1,940	Good	94%	100%	100%	1,824
1 Fr	2006	133	B 100	9,343	Good	94%	100%	100%	8,782
Deck	2007	607	B 100	7,211	Good	94%	100%	100%	6,778
Shed	2009	120	B 100	1,584	Good	95%	100%	100%	1,505
Green House Framed	2011	288	B 100	7,455	Good	96%	100%	100%	7,157
2,259 SFLA		94.27 = $/SFLA (4)				Outbuilding Total			96,417

Accpt Land	156,000	Accepted Bldg	309,000	Total	465,000

Neighborhood	16 River Tidal 2
Tree Growth	2007
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	
Utilities	
Street	Street Surface

Sale Data

Sale Date	08/03/2006
Sale Price	623,900
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 0 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	2007	1688	B 100	53,187	Good	94%	100%	100%	49,996
Canopy	2008	780	B 100	9,060	Good	95%	100%	100%	8,607
Canopy/Panels	2008	1148	B 100	15,154	Good	94%	100%	100%	14,245
1.5 Barn	2007	1898	B 100	59,803	Good	94%	100%	100%	56,215
Canopy/Panels	2008	1476	B 100	19,483	Good	94%	100%	100%	18,314
Canopy/Panels	2008	1476	B 100	19,483	Good	94%	100%	100%	18,314
Open Shed	2008	512	B 100	5,407	Good	95%	100%	100%	5,137
Canopy	2011	240	B 100	2,788	Good	96%	200%	100%	5,352
Box Trailer	1980	2	C 100	1,000	Avg.	75%	100%	100%	750
Solar Panel	2000	10	C 100	2,000	Avg.	87%	100%	100%	1,740
2,259 SFLA		94.27 = $/SFLA (4)					Outbuilding Total		178,670

Accpt Land	0	**Accepted Bldg**	179,000	**Total**	179,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	156,000	309,000	465,000	156,000	309,000	465,000
2	0	179,000	179,000	0	179,000	179,000
TOTAL	156,000	488,000	644,000	156,000	488,000	644,000

Neighborhood 2	Rural Paved 2
Tree Growth	2017
Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	11/30/2006
Sale Price	180,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2017		
Reference 2	FARMLAND 2017		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.00	Acres-Crop/Blueberry F&O	450.00	9,450	100%		9,450
15.00	Acres-Mixed Wood F&O	408.00	6,120	100%		6,120
86.00	Acres-Hardwood F&O	263.00	22,618	100%		22,618
12.50	Acres-Under Water	.00		100%		0
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
Total Acres 135.50		303.97 Per Acre		Land Total		41,188

Accpt Land	41,000	**Accepted Bldg**	0	**Total**	41,000

Map/Lot: R17 54- 1
Account: 1222 Card: 1 of 1 Location: 1608 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/26/2006
Sale Price	155,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	Acres-Baselot (Frct)	14,731.01	16,941	100%		16,941
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.15		33,861.74 Per Acre			Land Total	38,941

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,323 Sqft	Grade C 110	Base	124,487
Exterior	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	0
Fin. Basement Area	660 Sqft, Grade E	Basement Gar	None	Fin Bsmt	9,900
Heating	100% Electric	Cooling	0% None	Heat	-495
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Standard	Standard	Average	Basic	142,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	103,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1978	21	C 110	799	Avg.	73%	100%	100%	583
Patio	1978	210	C 110	1,118	Avg.	73%	100%	100%	816
Patio	1978	196	C 110	1,044	Avg.	73%	100%	100%	762
Shed	1987	144	E 100	1,080	Avg.	79%	100%	100%	853
1,323 SFLA		78.42 = $/SFLA (4)				Outbuilding Total			3,014

Accpt Land 39,000 **Accepted Bldg** 107,000 **Total** 146,000

Map/Lot: U10 10-17
Account: 1223 Card: 1 of 1 Location: 17 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2 1974 MARK IV 12 X 70
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Mark IV M/H	1974	12X66	B 100	41,844	Poor	30%	100%	100%	12,553
Enclosed Fr Porch	1974	72	E 100	2,475	Poor	50%	100%	100%	1,238
Deck	1974	80	E 100	540	Poor	50%	100%	100%	270
Shed	1974	88	E 100	660	Poor	50%	100%	100%	330
792 SFLA		76.81 = $/SFLA (4)				Outbuilding Total			14,391

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Map/Lot: R 1 32
Account: 1224 Card: 1 of 1 Location: 96 BROAD COVE RD W

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
	170

Sale Data

Sale Date	10/01/2000
Sale Price	235,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
97	$/LF -Water Frontage	150.00	14,550	100%		14,550
0.52	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.02		156,421.57 Per Acre		Land Total		159,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	130,372
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Good	Basic	142,118

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	108,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1971	100	C 110	990	Good	76%	100%	100%	752
Shed	1971	120	E 100	900	Avg.	69%	100%	100%	621
Dock	1971	320	C 100	4,880	Avg.	69%	100%	100%	3,367
Gar	1995	624	E 100	11,644	Avg.	84%	100%	100%	9,781
Sunspace	2006	180	C 110	10,544	Avg.	91%	100%	100%	9,595
Open Fr Porch	2006	200	C 110	5,210	Avg.	91%	100%	100%	4,741
Deck	2006	40	C 110	396	Avg.	91%	100%	100%	360
1 Fr	2013	192	C 110	11,240	Avg.	96%	100%	100%	10,790
(U)Basement	2013	192	C 110	3,379	Avg.	96%	100%	100%	3,244
1,512 SFLA		71.44 = $/SFLA (4)				Outbuilding Total			43,251

Accpt Land 160,000 **Accepted Bldg** 151,000 **Total** 311,000

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	06/07/2004
Sale Price	32,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
Total Acres 4.00		9,000.00 Per Acre		Land Total		36,000

Accpt Land 36,000 **Accepted Bldg** 0 **Total** 36,000

Map/Lot: R 6 37- 5
Account: 1226 Card: 1 of 1 Location: 35 RIVER BEND RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
	170

Sale Data

Sale Date	01/15/2015
Sale Price	97,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.72	Acres-Back Land	500.00	360	100%		360
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.72		14,102.94 Per Acre		Land Total		38,360

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	130,372
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	138,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	117,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	456	C 110	4,514	Avg.	91%	100%	100%	4,108
Shed	2017	96	E 100	720	Avg.	97%	100%	100%	698
1,512 SFLA		77.59 = $/SFLA (4)				Outbuilding Total			4,806

Accpt Land 38,000 **Accepted Bldg** 122,000 **Total** 160,000

Map/Lot: R 6 37- 4
Account: 1227 Card: 1 of 1 Location: 81 RIVER BEND RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/15/2017
Sale Price	187,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.48	Acres-Back Land	500.00	1,240	100%		1,240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.48		8,758.93 Per Acre		Land Total		39,240

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,232 Sqft	Grade C 110	Base	168,242
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,534
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	174,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	157,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2004	168	C 110	9,835	Avg.	90%	100%	100%	8,852
(U)Basement	2004	168	C 110	2,957	Avg.	90%	100%	100%	2,661
Patio	2004	224	C 110	1,192	Avg.	90%	100%	100%	1,073
2,156 SFLA		73.00 = $/SFLA (4)				Outbuilding Total			12,586

Accpt Land 39,000 **Accepted Bldg** 170,000 **Total** 209,000

Map/Lot: R 6 37- 2
Account: 1228 Card: 1 of 1 Location: 91 RIVER BEND RD

Neighborhood 9 Residential Stream 2

Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/12/2005
Sale Price	29,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.10	Acres-Back Land	500.00	50	100%		50
Total Acres 2.10		16,690.48 Per Acre		Land Total		35,050

Accpt Land 35,000 **Accepted Bldg** 0 **Total** 35,000

Map/Lot: R 6 37- 1
Account: 1229 Card: 1 of 1 Location: 30 RIVER BEND RD

Neighborhood 9 Residential Stream 2

Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	06/30/2004
Sale Price	28,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.60	Acres-Back Land	500.00	1,300	100%		1,300
Total Acres 4.60		7,891.30 Per Acre		Land Total		36,300

Accpt Land 36,000 **Accepted Bldg** 0 **Total** 36,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	01/26/2015
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.60	Acres-Road Frontage	3,000.00	19,800	100%		19,800
26.50	Acres-Back Land	500.00	13,250	100%		13,250
2.00	Acres-Under Water	.00		100%		0
Total Acres 37.10		1,429.92 Per Acre		Land Total		53,050

Accpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Neighborhood 5	Residential 2
Tree Growth	1995
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	08/01/1977
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1995		
Reference 2	TREE GROWTH 1995		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
24.80	Acres-Softwood TG	337.00	8,358	100%		8,358
11.30	Acres-Mixed Wood TG	408.00	4,610	100%		4,610
14.00	Acres-Hardwood TG	263.00	3,682	100%		3,682
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 59.10		1,148.05 Per Acre		Land Total		67,850

Accpt Land	68,000	**Accepted Bldg**	0	**Total**	68,000

Map/Lot: R 7 5
Account: 1232 Card: 1 of 1 Location: 739 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/08/2018
Sale Price	275,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.03	Acres-Road Frontage	3,000.00	6,090	100%		6,090
0.97	Acres-Back Land	500.00	485	100%		485
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		14,315.00 Per Acre			Land Total	71,575

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,140 Sqft	Grade C 100	Base	129,035
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,640
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,175
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1985	Standard	Standard	Good	Basic	139,850

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	121,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	315	C 100	16,764	Good	87%	100%	100%	14,585
Shed	1800	84	C 100	840	Good	87%	100%	100%	731
1 Fr	1800	480	C 100	25,546	Good	87%	100%	100%	22,225
(U)Attic	1800	480	C 100	4,320	Good	87%	100%	100%	3,758
Deck	1800	336	C 100	3,024	Good	87%	100%	100%	2,631
1.5 Shed	1800	320	C 100	4,064	Good	87%	100%	100%	3,536
2 Shed	1800	640	C 100	10,368	Good	87%	100%	100%	9,020
1,710 SFLA		71.15 = $/SFLA (4)					Outbuilding Total		56,486

Accpt Land 72,000 **Accepted Bldg** 178,000 **Total** 250,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1998
Sale Price	110,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
26.64	Acres-Back Land	500.00	13,320	100%		13,320
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 32.65		1,634.00 Per Acre			Land Total	53,350

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	850 Sqft	Grade C 100	Base	104,886
Exterior	Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	350 Sqft, Grade E	Basement Gar	None	Fin Bsmt	5,250
Heating	100% Electric	Cooling	0% None	Heat	-433
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
1850	0	Standard	Standard	Fair	Basic	109,703

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	59,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1850	220	C 100	5,210	Fair	54%	100%	100%	2,813
1 Fr	1850	330	C 100	17,563	Fair	54%	100%	100%	9,484
(U)Basement	1850	330	C 100	5,280	Fair	54%	100%	100%	2,851
Open Fr Porch	1850	52	C 100	1,231	Fair	54%	100%	100%	665
Patio	1850	944	C 100	4,569	Fair	54%	100%	100%	2,467
2 Barn	1850	1290	E 100	29,460	Fair	54%	100%	100%	15,908
Open Shed	1850	516	E 100	3,096	Fair	54%	100%	100%	1,672
1,275 SFLA		46.46 = $/SFLA (4)					Outbuilding Total		35,860

Accpt Land 53,000 **Accepted Bldg** 95,000 **Total** 148,000

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND RP
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved
171

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
2,300	$/LF -Water Frontage	100.00	230,000	50%		115,000
23.00	Acres-Water Acreage	.00		100%		0
8.60	Acres-Road Frontage	3,000.00	25,800	100%		25,800
29.40	Acres-Back Land	500.00	14,700	100%		14,700
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 63.00		3,928.57 Per Acre		Land Total		247,500

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	1,168 Sqft	Grade C 110	Base	183,881
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	187,517

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	153,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1992	90	C 110	2,344	Avg.	82%	100%	100%	1,922
Att Gar	1992	440	C 110	10,154	Avg.	82%	100%	100%	8,326
(F) Gar	1992	440	C 110	24,200	Avg.	82%	100%	100%	19,844
Deck	1992	425	C 110	4,208	Avg.	82%	100%	100%	3,451
Shed	1989	336	E 100	2,520	Poor	67%	100%	100%	1,688
1.5 Shed	1989	228	E 100	2,172	Poor	67%	100%	100%	1,455
Deck	1997	650	C 110	6,435	Avg.	86%	100%	100%	5,534
Sunspace	1998	286	C 110	16,752	Avg.	86%	100%	100%	14,407
Shed	2011	120	E 100	900	Avg.	94%	100%	100%	846
Open Shed	2017	140	E 100	840	Avg.	97%	100%	100%	815
2,336 SFLA		65.82 = $/SFLA (4)				Outbuilding Total			58,288

Accpt Land 248,000 **Accepted Bldg** 212,000 **Total** 460,000

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND RP
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved
171

Reference 1
Reference 2
Tran/Land/Bldg 3 0 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	1999	3120	E 100	73,921	Avg.	87%	100%	100%	64,311
Deck	2006	160	C 100	1,440	Avg.	91%	100%	100%	1,310
Shed	2008	832	E 100	6,240	Avg.	93%	100%	100%	5,803
Patio	2008	1225	E 100	4,447	Avg.	93%	100%	100%	4,136
Carport	2009	1500	E 100	10,969	Avg.	93%	100%	100%	10,201
Shed	2011	450	E 100	3,375	Avg.	94%	100%	100%	3,172
Shed	1990	128	E 100	960	Avg.	81%	100%	100%	778
Shed	2011	120	E 100	900	Avg.	94%	100%	100%	846
Carport	2016	1920	E 100	14,040	Avg.	97%	100%	100%	13,619
Carport	2017	1200	E 100	8,775	Avg.	97%	100%	100%	8,512
2,336 SFLA		65.82 = $/SFLA (4)					Outbuilding Total		112,688

Accpt Land 0 **Accepted Bldg** 113,000 **Total** 113,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	248,000	212,000	460,000	248,000	212,000	460,000
2	0	113,000	113,000	0	113,000	113,000
TOTAL	248,000	325,000	573,000	248,000	325,000	573,000

Map/Lot: U 6 1B
Account: 1235 Card: 1 of 1 Location: 1216 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE VILLAGE
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/07/2004
Sale Price	133,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.67	Acres-Road Frontage	3,000.00	2,010	100%		2,010
2.36	Acres-Back Land	500.00	1,180	100%		1,180
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 3.28		12,253.05 Per Acre		Land Total		40,190

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	94,634
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,609
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	98,123

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	60,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1880	140	C 100	6,416	Avg.	62%	100%	100%	3,978
(U)Basement	1880	140	C 100	2,240	Avg.	62%	100%	100%	1,389
Shed	1983	400	E 100	3,000	Poor	60%	100%	100%	1,800
Deck	2005	192	C 100	1,728	Avg.	91%	100%	100%	1,572
1,080 SFLA		56.33 = $/SFLA (4)					Outbuilding Total		8,739

Accpt Land 40,000 **Accepted Bldg** 70,000 **Total** 110,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 5.00		7,500.00 Per Acre		Land Total		37,500

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,248 Sqft	Grade E 75	Base	60,476
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,404
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Poor	Basic	60,658

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	47%	70%	100%	19,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1971	308	E 100	2,934	Fair	59%	100%	100%	1,731
Open Shed	1971	220	E 100	1,320	Fair	59%	100%	100%	779
Barn	1982	1922	E 100	27,100	Fair	68%	100%	100%	18,428
Shed	1982	498	E 100	3,735	Fair	68%	100%	100%	2,540
1.5 Barn	1900	1650	E 100	29,540	Fair	54%	100%	100%	15,952
Barn	1981	1614	E 100	22,757	Fair	67%	100%	100%	15,247
Canopy	1990	864	E 100	5,702	Fair	75%	100%	100%	4,276
Pole Barn	1990	320	E 100	3,768	Fair	75%	100%	100%	2,826
Pole Barn	2007	192	E 100	2,260	Fair	89%	100%	100%	2,011
Pole Barn	2007	640	E 100	7,536	Fair	89%	100%	100%	6,707
1,248 SFLA		15.99 = $/SFLA (4)				Outbuilding Total			70,497

Accpt Land 38,000 **Accepted Bldg** 90,000 **Total** 128,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1984
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.52	Acres-Road Frontage	3,000.00	10,560	100%		10,560
19.86	Acres-Back Land	500.00	9,930	100%		9,930
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 25.38		2,383.37 Per Acre			Land Total	60,490

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	759 Sqft	Grade C 100	Base	98,686
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	101,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Fr	1840	300	C 100	22,989	Avg.	62%	100%	100%	14,253
1 Fr	1840	496	C 100	26,397	Avg.	62%	100%	100%	16,366
(U)Attic	1840	248	C 100	2,232	Avg.	62%	100%	100%	1,384
Deck	1840	336	C 100	3,024	Avg.	62%	100%	100%	1,875
Shed	1840	315	C 100	3,150	Avg.	62%	100%	100%	1,953
2.5 Barn	1840	2013	C 100	73,797	Avg.	62%	100%	100%	45,754
Gar	1840	600	C 100	14,928	Avg.	62%	100%	100%	9,255
Shed	1840	260	C 100	2,600	Avg.	62%	100%	100%	1,612
Shed	1840	120	E 100	900	Avg.	62%	100%	100%	558
Shed	1840	160	E 100	1,200	Poor	46%	100%	100%	552
1,138 SFLA		55.30 = $/SFLA (4)				Outbuilding Total			93,562

Accpt Land 60,000 **Accepted Bldg** 156,000 **Total** 216,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Under Water	.00		100%		0
1.00	Acres-Landlocked/Rear	200.00	200	100%		200
Total Acres 12.00		16.67 Per Acre		Land Total		200

Accpt Land 200 **Accepted Bldg** 0 **Total** 200

Map/Lot: R18 7A
Account: 1239 Card: 1 of 1 Location: 1350 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
17.00	Acres-Back Land	500.00	8,500	100%		8,500
1.00	Acres-Under Water	.00		100%		0
Total Acres 20.00		1,425.00 Per Acre		Land Total		28,500

Accpt Land 29,000 **Accepted Bldg** 0 **Total** 29,000

Map/Lot: R15 26
Account: 1240 Card: 1 of 1 Location: 21 BURNHAM RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Baselot (Frct)	30,323.01	12,432	100%		12,432
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.41		79,102.44 Per Acre		Land Total		32,432

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	840 Sqft	Grade C 110	Base	130,986
Exterior	Wood 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	0
Fin. Basement Area	500 Sqft, Grade E	Basement Gar	None	Fin Bsmt	7,500
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,377
Rooms	4				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Basic	142,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	112,427

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1987	1	C 110	2,200	Avg.	79%	100%	100%	1,738
1 Fr	1987	176	C 110	10,304	Avg.	79%	100%	100%	8,140
(U)Basement	1987	176	C 110	3,098	Avg.	79%	100%	100%	2,447
Open Fr Porch	1987	48	C 110	1,251	Avg.	79%	100%	100%	988
Shed	1987	60	E 100	450	Fair	72%	100%	100%	324
Deck	1999	106	E 100	716	Avg.	87%	100%	100%	623
Shed	1999	48	E 100	360	Avg.	87%	100%	100%	313
Deck	2004	96	C 110	950	Avg.	90%	100%	100%	855
1,470 SFLA		76.48 = $/SFLA (4)					Outbuilding Total		15,428

Accpt Land 32,000 **Accepted Bldg** 128,000 **Total** 160,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/02/2010
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.28	Acres-Road Frontage	3,000.00	840	100%		840
Total Acres 0.53		71,396.23 Per Acre		Land Total		37,840

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,509 Sqft	Grade C 110	Base	174,270
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,711
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	188,283

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	116,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2004	272	C 110	15,923	Avg.	90%	100%	100%	14,331
1.5 Shed	1850	500	C 110	6,985	Avg.	62%	100%	100%	4,331
Deck	2000	144	C 100	1,296	Avg.	87%	100%	100%	1,128
Deck	2010	200	C 110	1,980	Avg.	94%	100%	100%	1,861
Shed	2010	48	C 110	528	Avg.	94%	100%	100%	496
Open Fr Porch	2011	336	C 110	8,752	Avg.	94%	100%	100%	8,227
2,264 SFLA		51.56 = $/SFLA (4)					Outbuilding Total		30,374

Accpt Land	38,000	Accepted Bldg	147,000	Total	185,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.30	Acres-Road Frontage	3,000.00	3,900	100%		3,900
76.70	Acres-Back Land	500.00	38,350	100%		38,350
Total Acres 80.00		778.13 Per Acre			Land Total	62,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.5 Barn	0	1610	E 100	44,267	Poor	46%	30%	100%	6,109
							Outbuilding Total		6,109

Accpt Land 62,000 **Accepted Bldg** 6,000 **Total** 68,000

Map/Lot: R11 22A
Account: 1243 Card: 1 of 1 Location: 1350 FINNTOWN RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	08/01/1989
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
29.78	Acres-Back Land	500.00	14,890	100%	Unimproved	14,890
Total Acres 29.78		500.00 Per Acre			Land Total	14,890

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
188	$/LF -Water Frontage	150.00	28,200	100%		28,200
1.88	Acres-Water Acreage	.00		100%		0
0.63	Acres-Road Frontage	3,000.00	1,890	100%		1,890
8.62	Acres-Back Land	500.00	4,310	100%		4,310
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.13		8,565.76 Per Acre			Land Total	129,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	2,066 Sqft	Grade B 100	Base	267,689
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,095
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,926
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Good	Basic	288,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	196,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1830	196	B 100	6,126	Good	68%	100%	100%	4,166
Enclosed Fr Porch	1830	48	B 100	2,904	Good	68%	100%	100%	1,975
Deck	1830	80	B 100	950	Good	68%	100%	100%	646
Gar	1830	462	E 100	8,621	Avg.	62%	100%	100%	5,345
Open Fr Porch	1994	113	C 100	2,676	Avg.	84%	100%	100%	2,248
Gar	1997	216	C 100	5,374	Avg.	86%	100%	100%	4,622
3,099 SFLA		63.33 = $/SFLA (4)					Outbuilding Total		19,002

Accpt Land 130,000 **Accepted Bldg** 215,000 **Total** 345,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	03/13/2009
Sale Price	159,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
20.00	Acres-Back Land	500.00	10,000	100%		10,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.00		2,954.55 Per Acre		Land Total		65,000

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	832 Sqft	Grade C 110	Base	138,860
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	924
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-4,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,045
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
2009	0	Standard	Standard	Average	Basic	137,518

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	127,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2000	96	E 100	720	Avg.	87%	100%	100%	626
Open Fr Porch	2009	152	C 110	3,959	Avg.	93%	100%	100%	3,682
Enclosed Fr Porch	2009	104	C 110	5,243	Avg.	93%	100%	100%	4,876
Deck	2009	100	C 110	990	Avg.	93%	100%	100%	921
1,248 SFLA		102.48 = $/SFLA (4)				Outbuilding Total			10,105

Accpt Land 65,000 **Accepted Bldg** 138,000 **Total** 203,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	12/08/2006
Sale Price	182,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.50	Acres-Back Land	500.00	3,250	100%		3,250
Total Acres 6.50		500.00 Per Acre		Land Total		3,250

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND RP
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1975
Sale Price	42,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.70	Acres-Road Frontage	3,000.00	11,100	100%		11,100
66.30	Acres-Back Land	500.00	33,150	100%		33,150
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 76.00		1,108.55 Per Acre		Land Total		84,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	546 Sqft	Grade C 100	Base	81,720
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1900	0	Standard	Standard	Fair	Basic	81,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	44,129

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	526	C 100	27,994	Fair	54%	100%	100%	15,117
(U)Basement	1900	526	C 100	8,416	Fair	54%	100%	100%	4,545
(U)Attic	1900	526	C 100	4,734	Fair	54%	100%	100%	2,556
1 Fr	1900	357	C 100	19,000	Fair	54%	100%	100%	10,260
(U)Attic	1900	357	C 100	3,213	Fair	54%	100%	100%	1,735
Bay Window	1900	12	C 100	1,536	Fair	54%	100%	100%	829
1.5 Att Gar	1900	425	C 100	11,322	Fair	54%	100%	100%	6,114
Shed	1900	225	C 100	2,250	Fair	54%	100%	100%	1,215
2.5 Barn	1900	2400	E 100	65,988	Fair	54%	100%	100%	35,634
Shed	1900	840	E 100	6,300	Fair	54%	100%	100%	3,402
819 SFLA		53.88 = $/SFLA (4)					Outbuilding Total		81,407

Accpt Land 84,000 **Accepted Bldg** 126,000 **Total** 210,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND RP
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1975
Sale Price	42,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	19 70 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	2004	840	E 100	5,040	Avg.	90%	100%	100%	4,536
Shed	2004	192	E 100	1,440	Avg.	90%	100%	100%	1,296
819 SFLA		53.88 = $/SFLA (4)				Outbuilding Total			5,832

Accpt Land 0 **Accepted Bldg** 6,000 **Total** 6,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	84,000	126,000	210,000	84,000	126,000	210,000
2	0	6,000	6,000	0	6,000	6,000
TOTAL	84,000	132,000	216,000	84,000	132,000	216,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/06/2013
Sale Price	72,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.25	Acres-Road Frontage	3,000.00	750	100%		750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.25		18,222.22 Per Acre		Land Total		41,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	992 Sqft	Grade C 100	Base	116,083
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	Standard	Standard	Fair	Basic	116,083

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	62,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1982	600	C 100	14,928	Fair	68%	100%	100%	10,151
1,488 SFLA		42.13 = $/SFLA (4)				Outbuilding Total			10,151

Accpt Land	41,000	Accepted Bldg	73,000	Total	114,000

Map/Lot: R 9 23
Account: 1250 Card: 1 of 1 Location: 787 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/29/2016
Sale Price	42,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Baselot (Frct)	25,210.95	42,859	50%		21,429
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.70		24,370.00 Per Acre		Land Total		41,429

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	948 Sqft	Grade C 100	Base	113,741
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-4,465
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Standard	Standard	Fair	Basic	114,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	62,036

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1920	238	C 100	12,666	Fair	54%	100%	100%	6,840
Deck	1920	296	C 100	2,664	Fair	54%	100%	100%	1,439
Cover-It	2017	240	C 100	480	Avg.	97%	200%	100%	932
1,422 SFLA		43.63 = $/SFLA (4)					Outbuilding Total		9,211

Accpt Land	41,000	**Accepted Bldg**	71,000	**Total**	112,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/04/2014
Sale Price	213,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	70%		105,000
933	$/LF -Water Frontage	150.00	139,950	30%		41,985
9.33	Acres-Water Acreage	.00		100%		0
2.09	Acres-Back Land	500.00	1,045	100%		1,045
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 13.42		13,266.02 Per Acre		Land Total		178,030

Dwelling Description **Replacement Cost New**

Contemporary	Three Story	908 Sqft	Grade C 100	Base	197,681
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,846
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,059
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	199,594

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	79%	70%	100%	110,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
5 Fr	1987	126	C 100	19,551	Avg.	79%	100%	100%	15,445
Deck	1987	99	C 100	891	Avg.	79%	100%	100%	704
Deck	1987	99	C 100	891	Avg.	79%	100%	100%	704
Deck	1990	144	C 100	1,296	Avg.	81%	100%	100%	1,050
2,724 SFLA		40.52 = $/SFLA (4)				Outbuilding Total			17,903

Accpt Land 178,000 **Accepted Bldg** 128,000 **Total** 306,000

Map/Lot: R 2 58
Account: 1252 Card: 1 of 1 Location: 35 GEELE LN

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1985
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
18	$/LF -Water Frontage	150.00	2,700	100%		2,700
0.18	Acres-Water Acreage	.00		100%		0
1.21	Acres-Back Land	500.00	605	100%		605
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 3.39		52,597.35 Per Acre			Land Total	178,305

Dwelling Description **Replacement Cost New**

Log Home	Two Story	816 Sqft	Grade C 100	Base	158,783
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Standard	Standard	Average	Basic	164,388

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	129,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1987	96	C 100	5,109	Avg.	79%	100%	100%	4,036
(U)Basement	1987	96	C 100	1,536	Avg.	79%	100%	100%	1,213
Open Fr Porch	1987	176	C 100	4,168	Avg.	79%	100%	100%	3,293
Deck	1987	228	C 100	2,052	Avg.	79%	100%	100%	1,621
Shed	2006	96	C 100	960	Avg.	91%	100%	100%	874
Metal Building	2006	360	E 50	3,206	Avg.	91%	100%	100%	2,917
1,632 SFLA		79.58 = $/SFLA (4)					Outbuilding Total		13,954

Accpt Land 178,000 **Accepted Bldg** 144,000 **Total** 322,000

Map/Lot: R13 54
Account: 1253 Card: 1 of 1 Location: 902 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/2000
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.03	Acres-Road Frontage	3,000.00	3,090	100%		3,090
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.03		14,221.12 Per Acre		Land Total		43,090

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,102 Sqft	Grade C 100	Base	126,008
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,463
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	Standard	Standard	Fair	Basic	135,016

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	72,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1790	272	C 100	14,476	Fair	54%	100%	100%	7,817
Open Fr Porch	1790	15	C 100	355	Fair	54%	100%	100%	192
Att Gar	1790	220	C 100	4,616	Fair	54%	100%	100%	2,493
Shed	1790	320	E 100	2,400	Poor	46%	100%	100%	1,104
1,653 SFLA		44.11 = $/SFLA (4)				Outbuilding Total			11,606

Accpt Land 43,000 **Accepted Bldg** 85,000 **Total** 128,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved
171

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.99	Acres-Wasteland/Bog	100.00	99	100%		99
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.99		13,411.04 Per Acre		Land Total		40,099

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	146,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	149,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	125,423

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1994	96	C 110	950	Avg.	84%	100%	100%	798
Shed	1996	224	C 100	2,240	Avg.	85%	100%	100%	1,904
1.75 Gar	2003	840	C 100	30,089	Avg.	89%	100%	100%	26,779
Deck	2004	320	C 100	2,880	Avg.	90%	100%	100%	2,592
Shed	2006	312	C 100	3,120	Avg.	91%	100%	100%	2,839
Deck	2016	264	C 100	2,376	Avg.	97%	100%	100%	2,305
1,764 SFLA		71.10 = $/SFLA (4)				Outbuilding Total			37,217

Accpt Land 40,000 **Accepted Bldg** 163,000 **Total** 203,000

Map/Lot: R10 1
Account: 1255 Card: 1 of 2 Location: 2788 FRIENDSHIP RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1987
Sale Price	154,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	100%		30,000
2.00	Acres-Baselot (Frct)	15,000.00	30,000	86%		25,800
6.00	Acres-Back Land	500.00	3,000	100%		3,000
2.00	# -Lot Imp Well/Sep	20,000.00	40,000	100%		40,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 10.00		10,380.00 Per Acre		Land Total		103,800

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	146,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,891
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	154,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	129,588

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	100	C 110	990	Avg.	84%	100%	100%	832
Deck	1997	350	C 100	3,150	Avg.	86%	100%	100%	2,709
1,764 SFLA		73.46 = $/SFLA (4)				Outbuilding Total			3,541

Accpt Land 104,000 **Accepted Bldg** 133,000 **Total** 237,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1987
Sale Price	154,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	19

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1985	1268	C 100	70,285	Avg.	78%	100%	100%	54,822
2nd Floor Fin	1860	1268	C 100	67,483	Avg.	62%	100%	100%	41,839
Basement 8	1860	1268	C 100	31,282	Avg.	62%	100%	100%	19,395
Entry	1860	14	C 100	490	Avg.	62%	100%	100%	304
Deck	1985	328	C 100	2,952	Avg.	78%	100%	100%	2,303
Deck	1985	24	C 100	216	Avg.	78%	100%	100%	168
Deck	1985	72	C 100	648	Avg.	78%	100%	100%	505
Green House Framed	1860	448	E 100	6,589	Poor	46%	100%	100%	3,031
Warehouse 8	1989	1600	C 100	42,688	Avg.	80%	100%	100%	34,150
1,764 SFLA		73.46 = $/SFLA (4)					Outbuilding Total		156,517

Accpt Land 0 **Accepted Bldg** 157,000 **Total** 157,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	104,000	133,000	237,000	104,000	133,000	237,000
2	0	157,000	157,000	0	157,000	157,000
TOTAL	104,000	290,000	394,000	104,000	290,000	394,000

Map/Lot: R 8 44A- 4
Account: 1256 Card: 1 of 1 Location: 400 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled Well
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.20	Acres-Road Frontage	3,000.00	15,600	100%		15,600
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
2.00	Acres-Under Water	.00		100%		0
Total Acres 11.20		4,089.29 Per Acre		Land Total		45,800

Accpt Land 46,000 **Accepted Bldg** 0 **Total** 46,000

Map/Lot: R14 19A
Account: 1257 Card: 1 of 1 Location: 927 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.66	Acres-Road Frontage	3,000.00	1,980	100%		1,980
0.54	Acres-Back Land	500.00	270	100%		270
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.20		13,203.13 Per Acre		Land Total		42,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1975	528	E 100	9,853	Good	78%	100%	100%	7,685
Maple Leaf M/H	1996	16X67	A 100	53,801	Good	63%	100%	100%	33,895
MH Frost Wall	1996	1072	C 100	5,960	Good	89%	100%	100%	5,304
Deck	2004	230	C 100	2,070	Avg.	90%	100%	100%	1,863
Shed	2004	160	C 100	1,600	Avg.	90%	100%	100%	1,440
1 Fr	2005	384	C 110	22,480	Avg.	91%	100%	100%	20,457
(U)Basement	2005	384	C 110	6,758	Avg.	91%	100%	100%	6,150
1.5 Gar	2005	880	C 110	30,579	Avg.	91%	100%	100%	27,827
1,072 SFLA		152.76 = $/SFLA (4)				Outbuilding Total			104,621

Accpt Land 42,000 **Accepted Bldg** 105,000 **Total** 147,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/29/2017
Sale Price	92,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
93	$/LF -Water Frontage	150.00	13,950	100%		13,950
0.82	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.32		120,416.67 Per Acre		Land Total		158,950

Dwelling Description — **Replacement Cost New**

Cottage Unf	One Story	717 Sqft	Grade E 100	Base	36,964
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,075
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
1965	0	Standard	Standard	Poor	Basic	31,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	50%	100%	7,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1965	192	E 100	6,599	Poor	46%	50%	100%	1,518
717 SFLA		10.21 = $/SFLA (4)				Outbuilding Total			1,518

Accpt Land 159,000 **Accepted Bldg** 9,000 **Total** 168,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/10/2018
Sale Price	326,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
96	$/LF -Water Frontage	150.00	14,400	100%		14,400
0.22	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.72		221,388.89 Per Acre		Land Total		159,400

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,024 Sqft	Grade C 110	Base	103,993
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-6,364
Fin. Basement Area	320 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,678
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	1999	Standard	Standard	Good	Basic	107,775

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	79,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1971	420	C 100	3,780	Avg.	69%	100%	100%	2,608
Gar	1956	572	E 100	10,673	Avg.	62%	100%	100%	6,617
Ramp	1999	96	C 100	2,160	Avg.	87%	100%	100%	1,879
Ramp	1999	90	C 100	2,025	Avg.	87%	100%	100%	1,762
Float	1999	120	C 100	4,410	Avg.	87%	100%	100%	3,837
1,024 SFLA		77.88 = $/SFLA (4)				Outbuilding Total			16,703

Accpt Land	159,000	Accepted Bldg	96,000	Total	255,000

Map/Lot: R13 18
Account: 1260 Card: 1 of 1 Location: 1490 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/13/2005
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Acres-Baselot (Frct)	30,583.75	39,453	45%		17,754
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.29		29,266.67 Per Acre		Land Total		37,754

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,524 Sqft	Grade E 75	Base	70,116
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	70,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	56,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	1970	480	E 100	11,372	Avg.	68%	100%	100%	7,733
Shed	1970	240	E 100	1,800	Poor	46%	100%	100%	828
Deck	1999	450	C 100	4,050	Avg.	87%	100%	100%	3,524
1,524 SFLA		37.27 = $/SFLA (4)				Outbuilding Total			12,085

Accpt Land 38,000 **Accepted Bldg** 69,000 **Total** 107,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Baselot (Frct)	91,400.56	24,678	50%		12,339
Total Acres 0.27		45,700.00 Per Acre			Land Total	12,339

Accpt Land	12,000	**Accepted Bldg**	0	**Total**	12,000

Map/Lot: R 8 16
Account: 1262 Card: 1 of 1 Location: 2108 FRIENDSHIP RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
16.00	Acres-Back Land	500.00	8,000	100%		8,000
2.00	Acres-Under Water	.00		100%		0
Total Acres 20.00		1,120.00 Per Acre		Land Total		22,400

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R10 55C
Account: 1263 Card: 1 of 1 Location: 3544 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1977
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		18,869.57 Per Acre		Land Total		43,400

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,232 Sqft	Grade C 110	Base	117,171
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	2,819
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
2016	0	Standard	Standard	Average	Basic	119,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	116,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2016	160	C 110	1,584	Avg.	97%	100%	100%	1,536
1,232 SFLA		94.47 = $/SFLA (4)					Outbuilding Total		1,536

Accpt Land 43,000 **Accepted Bldg** 118,000 **Total** 161,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1995
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
112	$/LF -Water Frontage	150.00	16,800	100%		16,800
0.62	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.12		144,464.29 Per Acre		Land Total		161,800

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,260 Sqft	Grade B 100	Base	144,330
Exterior	Wood 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	0
Fin. Basement Area	1260 Sqft, Grade B	Basement Gar	None	Fin Bsmt	33,264
Heating	100% Electric	Cooling	0% None	Heat	-565
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	2003	Standard	Standard	Good	Basic	189,391

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	181,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1979	45	B 100	2,055	Good	96%	100%	100%	1,973
Overhang	1979	45	B 100	2,055	Good	96%	100%	100%	1,973
Patio	1979	150	B 100	958	Good	96%	100%	100%	920
Entry	1979	165	B 100	7,623	Good	96%	100%	100%	7,318
2 Fr	1979	840	B 100	95,589	Good	96%	100%	100%	91,765
Deck	1996	451	B 100	5,358	Good	89%	100%	100%	4,769
Pier	2009	564	B 100	29,779	Good	95%	100%	100%	28,290
Ramp	1997	64	C 100	1,440	Avg.	86%	100%	100%	1,238
Float	1997	280	C 100	10,290	Avg.	86%	100%	100%	8,849
Deck	2004	144	B 100	1,711	Good	93%	100%	100%	1,591
1,260 SFLA		144.30 = $/SFLA (4)				Outbuilding Total			148,686

Accpt Land 162,000 **Accepted Bldg** 331,000 **Total** 493,000

Map/Lot: R 9 45
Account: 1265 Card: 1 of 2 Location: 1230 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1993
Sale Price	152,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
218	$/LF -Water Frontage	150.00	32,700	100%		32,700
0.50	Acres-Water Acreage	.00		100%		0
2.00	# -Lot Imp Well/Sep	20,000.00	40,000	100%		40,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 4.50		85,044.44 Per Acre		Land Total		382,700

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	1,592 Sqft	Grade B 100	Base	246,835
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,480
Rooms	6				
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	0	Plumbing	11,167
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Good	Basic	268,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	236,191

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1994	291	B 100	9,096	Good	88%	100%	100%	8,004
Overhang	1994	40	B 100	1,827	Good	88%	100%	100%	1,608
Bay Window	1994	5	B 100	845	Good	88%	200%	100%	1,488
Deck	1994	173	B 100	2,055	Good	88%	100%	100%	1,808
Enclosed Fr Porch	1994	132	B 100	7,986	Good	88%	100%	100%	7,028
Att Gar	1994	600	B 100	16,616	Good	88%	100%	100%	14,622
(F)Attic	1994	600	B 100	19,800	Good	88%	100%	100%	17,424
Pier	1998	222	B 100	11,722	Good	90%	100%	100%	10,550
Ramp	1998	108	C 100	2,430	Good	90%	100%	100%	2,187
Float	1998	288	C 100	10,584	Good	90%	100%	100%	9,526
2,786 SFLA		84.78 = $/SFLA (4)				Outbuilding Total			74,245

Accpt Land 383,000 **Accepted Bldg** 310,000 **Total** 693,000

Map/Lot: R 9 45
Account: 1265 Card: 2 of 2 Location: 1230 BACK COVE RD

Neighborhood 15 River Usable 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1993
Sale Price	152,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	1,050 Sqft	Grade B 100	Base	204,832
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,450
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,881
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,130
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Good	Basic	206,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	181,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1995	8	B 100	1,352	Good	88%	100%	100%	1,190
Deck	1995	234	B 100	2,780	Good	88%	100%	100%	2,446
Pier	1995	552	B 100	29,146	Good	88%	100%	100%	25,648
Ramp	1995	64	C 100	1,440	Good	88%	100%	100%	1,267
Float	1995	336	C 100	12,348	Good	88%	100%	100%	10,866
Shed	2008	280	B 100	3,696	Good	95%	100%	100%	3,511
Canopy	2008	40	B 100	465	Good	95%	100%	100%	442
Cabin	2008	320	B 100	15,924	Good	95%	100%	100%	15,128
Bay Window	2008	6	B 100	1,014	Good	95%	100%	100%	963
Shed	2008	168	B 100	2,218	Good	95%	100%	100%	2,107
2,100 SFLA		86.57 = $/SFLA (4)					Outbuilding Total		63,568

Accpt Land 0 **Accepted Bldg** 245,000 **Total** 245,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	383,000	310,000	693,000	383,000	310,000	693,000
2	0	245,000	245,000	0	245,000	245,000
TOTAL	383,000	555,000	938,000	383,000	555,000	938,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Paved

Sale Data

Sale Date	04/17/2006
Sale Price	34,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.12	Acres-Road Frontage	3,000.00	360	100%		360
0.15	Acres-Back Land	500.00	75	100%		75
Total Acres 2.27		9,002.20 Per Acre		Land Total		20,435

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2006
Sale Price	1,100,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
104	$/LF -Water Frontage	150.00	15,600	100%		15,600
0.85	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.37	Acres-Road Frontage	3,000.00	7,110	100%		7,110
Total Acres 3.72		45,083.33 Per Acre		Land Total		167,710

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	1,000 Sqft	Grade A 100	Base	316,701
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,288
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,900
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Good	Basic	342,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	311,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1991	320	A 100	16,800	Good	86%	100%	100%	14,448
Shed	1991	72	A 100	1,519	Good	86%	100%	100%	1,306
1.75 Gar	1991	112	A 100	8,465	Good	86%	100%	100%	7,280
Att Gar	2000	864	A 100	38,248	Good	91%	100%	100%	34,806
(F) Gar	2000	864	A 100	91,152	Good	91%	100%	100%	82,948
Deck	2000	147	A 100	2,792	Good	91%	100%	100%	2,541
Open Fr Porch	2000	147	A 100	7,345	Good	91%	100%	100%	6,684
Deck	2000	611	A 100	11,603	Good	91%	100%	100%	10,559
2,000 SFLA		155.95 = $/SFLA (4)				Outbuilding Total			160,572

Accpt Land 168,000 **Accepted Bldg** 472,000 **Total** 640,000

Neighborhood 11 River Usable .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2006
Sale Price	1,100,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 11

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Ramp	2012	69	C 100	1,552	Avg.	95%	100%	100%	1,474
Pier	2012	360	A 100	30,384	Good	97%	100%	100%	29,472
Ramp	2012	96	C 100	2,160	Avg.	95%	100%	100%	2,052
Float	2012	192	C 100	7,056	Avg.	95%	100%	100%	6,703
2,000 SFLA		155.95 = $/SFLA (4)				Outbuilding Total			39,701

Accpt Land 0 **Accepted Bldg** 40,000 **Total** 40,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	168,000	472,000	640,000	168,000	472,000	640,000
2	0	40,000	40,000	0	40,000	40,000
TOTAL	168,000	512,000	680,000	168,000	512,000	680,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1999
Sale Price	98,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
204	$/LF -Water Frontage	150.00	30,600	100%		30,600
0.80	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.30		135,076.92 Per Acre		Land Total		175,600

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	918 Sqft	Grade B 100	Base	146,984
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-5,707
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-618
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2003	Standard	Standard	Average	Basic	148,058

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	139,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1975	36	B 100	428	Avg.	72%	100%	100%	308
Shed	1975	144	E 100	1,080	Avg.	72%	100%	100%	778
1.75 Gar	2003	480	B 100	22,696	Avg.	89%	100%	100%	20,199
1.5 Fr	2004	192	B 100	17,127	Avg.	90%	100%	100%	15,414
Stairs	2004	104	B 100	1,647	Avg.	90%	100%	100%	1,482
Patio	2004	256	B 100	1,635	Avg.	90%	100%	100%	1,472
Deck	2009	476	B 100	5,655	Avg.	93%	100%	100%	5,259
1,377 SFLA		101.07 = $/SFLA (4)				Outbuilding Total			44,912

Accpt Land 176,000 **Accepted Bldg** 184,000 **Total** 360,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/06/2013
Sale Price	154,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
0.03	Acres-Back Land	500.00	15	100%		15
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.07		31,466.18 Per Acre		Land Total		65,135

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	624 Sqft	Grade B 100	Base	116,072
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1993	Standard	Standard	Good	Basic	120,989

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	110,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1940	360	B 100	25,290	Good	91%	100%	100%	23,014
Deck	1940	168	B 100	1,996	Good	91%	100%	100%	1,816
Shed	1940	64	E 100	480	Fair	54%	100%	100%	259
936 SFLA		117.63 = $/SFLA (4)				Outbuilding Total			25,089

Accpt Land 65,000 **Accepted Bldg** 135,000 **Total** 200,000

Map/Lot: R23 45
Account: 1270 Card: 1 of 1 Location: 124 NASH RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
4.60	Acres-Road Frontage	3,000.00	13,800	100%		13,800
17.40	Acres-Back Land	500.00	8,700	100%		8,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 24.00		2,520.83 Per Acre			Land Total	60,500

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	960 Sqft	Grade C 115	Base	167,935
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,162
Attic	None			Attic	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	Standard	Standard	Average	Basic	170,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	139,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1992	120	C 115	7,344	Avg.	82%	100%	100%	6,022
(U)Basement	1992	120	C 115	2,208	Avg.	82%	100%	100%	1,811
Open Fr Porch	1992	216	C 115	5,882	Avg.	82%	100%	100%	4,823
1 Fr	1992	196	C 115	11,996	Avg.	82%	100%	100%	9,837
(U)Basement	1992	196	C 115	3,606	Avg.	82%	100%	100%	2,957
1 Fr	1992	76	C 115	4,652	Avg.	82%	100%	100%	3,815
(U)Basement	1992	76	C 115	1,398	Avg.	82%	100%	100%	1,146
Att Gar	1992	576	C 115	13,897	Avg.	82%	100%	100%	11,396
1.5 Barn	1900	667	E 100	11,941	Fair	54%	100%	100%	6,448
Shed	1900	1329	E 100	9,968	Fair	54%	100%	100%	5,383
1,920 SFLA		72.65 = $/SFLA (4)					Outbuilding Total		53,638

Accpt Land 61,000 **Accepted Bldg** 193,000 **Total** 254,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1999
Sale Price	99,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	63,922.65	28,765	100%		28,765
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.45		108,366.67 Per Acre		Land Total		48,765

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	970 Sqft	Grade C 100	Base	91,152
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-4,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	4,850
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1895	0	Standard	Standard	Fair	Basic	94,253

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	50,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1895	256	C 100	13,624	Fair	54%	100%	100%	7,357
Deck	2004	160	C 100	1,440	Avg.	90%	100%	100%	1,296
970 SFLA		52.47 = $/SFLA (4)				Outbuilding Total			8,653

Accpt Land 49,000 **Accepted Bldg** 60,000 **Total** 109,000

Map/Lot: R 9 37
Account: 1272 Card: 1 of 1 Location: 1048 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/20/2015
Sale Price	85,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
198	$/LF -Water Frontage	150.00	29,700	100%		29,700
1.00	Acres-Water Acreage	.00		100%		0
Total Acres 3.00		59,900.00 Per Acre		Land Total		179,700

Accpt Land 180,000 **Accepted Bldg** 0 **Total** 180,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way
170
171

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Sale Data

Sale Date	06/01/1999
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.08	Acres-Back Land	500.00	40	100%		40
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.08		31,269.23 Per Acre		Land Total		65,040

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	960 Sqft	Grade C 110	Base	99,578
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	1/2 Finished			Attic	18,554
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Standard	Standard	Average	Basic	124,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	99,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1988	55	C 110	3,220	Avg.	80%	100%	100%	2,576
Overhang	1988	32	C 110	1,218	Avg.	80%	100%	100%	974
Overhang	1988	10	C 110	381	Avg.	80%	100%	100%	305
Canopy	1988	55	C 110	532	Avg.	80%	100%	100%	426
Deck	1988	24	C 110	238	Avg.	80%	100%	100%	190
Deck	2006	140	C 110	1,386	Avg.	91%	100%	100%	1,261
Sunspace	2006	180	C 110	10,544	Avg.	91%	100%	100%	9,595
Deck	2006	600	C 110	5,940	Avg.	91%	100%	100%	5,405
960 SFLA		103.58 = $/SFLA (4)				Outbuilding Total			20,732

Accpt Land 65,000 **Accepted Bldg** 120,000 **Total** 185,000

Map/Lot: R19 6- 6
Account: 1274 Card: 1 of 1 Location: 1327 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/31/2016
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.92	Acres-Back Land	500.00	460	100%		460
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.92		13,856.16 Per Acre		Land Total		40,460

Dwelling Description **Replacement Cost New**

Split Level	One Story	1,092 Sqft	Grade C 110	Base	102,283
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	546 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,012
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,790
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
1986	2016	Standard	Standard	Average	Basic	116,085

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	110,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1986	14	C 110	532	Avg.	95%	100%	100%	505
Overhang	1986	21	C 110	799	Avg.	95%	100%	100%	759
Att Gar	1986	528	C 110	12,185	Avg.	95%	100%	100%	11,576
Shed	2006	160	E 100	1,200	Avg.	91%	100%	100%	1,092
Deck	2016	160	C 110	1,584	Avg.	97%	100%	100%	1,536
1,092 SFLA		100.99 = $/SFLA (4)				Outbuilding Total			15,468

Accpt Land 40,000 **Accepted Bldg** 126,000 **Total** 166,000

Map/Lot: R24 31
Account: 1275 Card: 1 of 1 Location: 503 NOYES RD

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
200	$/LF -Water Frontage	100.00	20,000	50%		10,000
2.00	Acres-Water Acreage	.00		100%		0
200.25	Acres-Back Land	500.00	100,125	50%		50,063
Total Acres 204.25		440.94 Per Acre		Land Total		90,063

Accpt Land 90,000 **Accepted Bldg** 0 **Total** 90,000

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND RP
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
337	$/LF -Water Frontage	100.00	33,700	100%		33,700
3.37	Acres-Water Acreage	.00		100%		0
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
2.48	Acres-Back Land	500.00	1,240	100%		1,240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.85		10,112.06 Per Acre		Land Total		129,940

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,131 Sqft	Grade C 100	Base	128,318
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,142
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-577
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	1978	Standard	Standard	Good	Basic	131,703

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	110,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1800	384	C 100	9,093	Good	84%	100%	100%	7,638
Bay Window	1800	18	C 100	2,304	Good	84%	100%	100%	1,935
1 Fr	1800	340	C 100	18,095	Good	84%	100%	100%	15,200
(U)Basement	1800	340	C 100	5,440	Good	84%	100%	100%	4,570
Shed	1800	330	C 100	3,300	Good	84%	100%	100%	2,772
Shed	1800	360	E 100	2,700	Fair	54%	100%	100%	1,458
1.5 Shed	1800	704	E 100	6,706	Fair	54%	100%	100%	3,621
1.5 Shed	1800	414	E 100	3,944	Fair	54%	100%	100%	2,130
1,696 SFLA		65.23 = $/SFLA (4)				Outbuilding Total			39,324

Accpt Land 130,000 **Accepted Bldg** 150,000 **Total** 280,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/31/2006
Sale Price	40,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.45	Acres-Landlocked/Rear	200.00	690	100%		690
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.45		5,220.13 Per Acre			Land Total	38,890

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,581 Sqft	Grade E 75	Base	72,829
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	898
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-4,189
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,307
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,058
Attic	None			Attic	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	Standard	Standard	Average	Open	69,289

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	65,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	2010	14	E 75	1,008	Avg.	94%	100%	100%	948
Shed	2013	390	E 100	2,925	Avg.	96%	80%	100%	2,246
Deck	2014	64	E 100	432	Avg.	96%	100%	100%	415
Entry	2014	144	E 100	3,780	Avg.	96%	80%	100%	2,903
Deck	2014	96	E 100	648	Avg.	96%	100%	100%	622
1,581 SFLA		41.20 = $/SFLA (4)					Outbuilding Total		7,134

Accpt Land 39,000 **Accepted Bldg** 72,000 **Total** 111,000

Map/Lot: R18 54- 2
Account: 1278 Card: 1 of 1 Location: 1637 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1984
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		8,300.00 Per Acre		Land Total		41,500

Dwelling Description **Replacement Cost New**

Ranch	One & 1/2 Story	1,200 Sqft	Grade E 100	Base	100,361
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,786
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,700
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
1985	0	Standard	Standard	Average	Basic	90,875

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	70,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1985	252	E 100	1,701	Avg.	78%	100%	100%	1,327
Shed	1986	192	E 100	1,440	Avg.	79%	100%	100%	1,138
1,800 SFLA		39.38 = $/SFLA (4)				Outbuilding Total			2,465

Accpt Land 42,000 **Accepted Bldg** 73,000 **Total** 115,000

Map/Lot: R16 26
Account: 1279 Card: 1 of 1 Location: 949 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1959
Sale Price	5,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
9.70	Acres-Back Land	500.00	4,850	100%		4,850
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.70		3,833.33 Per Acre		Land Total		44,850

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	624 Sqft	Grade C 110	Base	96,726
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Standard	Standard	Good	Basic	96,726

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	65,774

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1910	72	C 110	4,215	Good	68%	100%	100%	2,866
Enclosed Fr Porch	1910	84	C 110	4,235	Good	68%	100%	100%	2,880
Enclosed Fr Porch	1910	120	C 110	6,050	Good	68%	100%	100%	4,114
Gar	1978	480	E 100	8,956	Avg.	73%	100%	100%	6,538
Shed	1978	112	E 100	840	Avg.	73%	100%	100%	613
Shed	1930	270	E 100	2,025	Avg.	62%	100%	100%	1,256
Gar	1989	1008	E 100	18,809	Avg.	80%	100%	100%	15,047
936 SFLA		70.27 = $/SFLA (4)				Outbuilding Total			33,314

Accpt Land 45,000 **Accepted Bldg** 99,000 **Total** 144,000

Map/Lot: U 2 18
Account: 1280 Card: 1 of 1 Location: 372 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/01/1995
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2 EUGENE WINCHENBACH
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Baselot (Frct)	69,542.51	18,081	100%		18,081
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.26		127,234.62 Per Acre		Land Total		33,081

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	366 Sqft	Grade C 100	Base	66,055
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Fair	Basic	66,055

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	35,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1800	18	C 100	426	Fair	54%	100%	100%	230
Enclosed Fr Porch	1800	54	C 100	2,475	Fair	54%	100%	100%	1,337
Shed	1800	189	C 100	1,890	Fair	54%	100%	100%	1,021
549 SFLA		64.97 = $/SFLA (4)					Outbuilding Total		2,588

Accpt Land 33,000 **Accepted Bldg** 38,000 **Total** 71,000

Map/Lot: R19 44
Account: 1281 Card: 1 of 1 Location: 462 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.50	Acres-Road Frontage	3,000.00	13,500	100%		13,500
3.50	Acres-Back Land	500.00	1,750	100%		1,750
2.50	Acres-Wasteland/Bog	100.00	250	100%		250
2.00	# -Per Unit	12,000.00	24,000	100%		24,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.50		6,360.00 Per Acre			Land Total	79,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	126,481
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,441
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	131,742

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	96,172

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1978	224	E 100	1,680	Fair	65%	100%	100%	1,092
Deck	1997	312	E 100	2,106	Avg.	86%	100%	100%	1,811
Gar	2003	840	C 100	20,899	Avg.	89%	100%	100%	18,600
(F) Gar	2003	630	C 100	31,500	Avg.	89%	100%	100%	28,035
Deck	2003	114	C 100	1,026	Avg.	89%	100%	100%	913
Shed	2007	100	E 100	750	Avg.	92%	100%	100%	690
1,638 SFLA		58.71 = $/SFLA (4)					Outbuilding Total		51,141

Accpt Land 80,000 **Accepted Bldg** 147,000 **Total** 227,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Above Street
Utilities None
Street Paved

Sale Data

Sale Date	09/01/2002
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.57	Acres-Back Land	500.00	4.785	100%		4.785
7.00	Acres-Under Water	.00		100%		0
Total Acres 16.57		288.77 Per Acre		Land Total		4,785

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: U13 11
Account: 1283 Card: 1 of 1 Location: 919 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/24/2017
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
0.88	Acres-Back Land	500.00	440	100%		440
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.38		11,698.88 Per Acre		Land Total		62,940

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,980 Sqft	Grade E 75	Base	86,043
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	802
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,980	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	2002	Standard	Standard	Poor	Basic	86,845

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	52,107

Accpt Land	63,000	Accepted Bldg	52,000	Total	115,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/11/2017
Sale Price	172,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.67	Acres-Road Frontage	3,000.00	23,010	100%		23,010
50.83	Acres-Back Land	500.00	25,415	100%		25,415
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 66.50		1,338.72 Per Acre			Land Total	89,025

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,410 Sqft	Grade C 100	Base	117,572
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Fair	Basic	117,572

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	63,489

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	160	E 100	1,200	Fair	54%	100%	100%	648
1 Fr	1987	570	C 100	30,335	Fair	72%	100%	100%	21,841
Gar	1988	1500	E 100	27,990	Fair	73%	100%	100%	20,433
Deck	2011	740	C 100	6,660	Fair	93%	100%	100%	6,194
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
Solar Panel	2011	3	C 100	600	Avg.	94%	100%	100%	564
1,410 SFLA		45.03 = $/SFLA (4)					Outbuilding Total		50,018

Accpt Land 89,000 **Accepted Bldg** 114,000 **Total** 203,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/29/2016
Sale Price	165,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 4.00		25,250.00 Per Acre		Land Total		101,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,268 Sqft	Grade C 110	Base	153,154
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Standard	Standard	Average	Basic	160,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	120,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1980	80	C 110	2,083	Avg.	75%	100%	100%	1,562
Deck	1980	614	C 110	6,079	Avg.	75%	100%	100%	4,559
1.5 Shed	1980	308	C 110	4,303	Avg.	75%	100%	100%	3,227
Shed	1900	180	E 100	1,350	Poor	46%	100%	100%	621
1,902 SFLA		63.23 = $/SFLA (4)				Outbuilding Total			9,969

Accpt Land 101,000 **Accepted Bldg** 130,000 **Total** 231,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/20/2007
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1987 FOREST PARK 14 X 60		
Tran/Land/Bldg	6 5 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.46	Acres-Baselot (Frct)	28,045.07	40,946	45%		18,426
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.46		26,319.18 Per Acre		Land Total		38,426

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Forest Park	M/H	1987	14X56	B 100	38,528	Fair	40%	100%	100%	15,411
784 SFLA			173.06 = $/SFLA (4)				Outbuilding Total			15,411

Accpt Land	38,000	**Accepted Bldg**	15,000	**Total**	53,000

Map/Lot: R15 11
Account: 1287 Card: 1 of 1 Location: 1200 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/21/2004
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,052 Sqft	Grade C 100	Base	120,815
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,351
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
1850	1978	Standard	Standard	Fair	Basic	119,200

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	64,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	144	C 100	6,600	Fair	54%	100%	100%	3,564
Gar	1987	840	E 100	15,674	Avg.	79%	100%	100%	12,382
1,578 SFLA		40.79 = $/SFLA (4)				Outbuilding Total			15,946

Accpt Land	40,000	Accepted Bldg	80,000	Total	120,000

Neighborhood 2	Rural Paved 2
Tree Growth	1981
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	08/19/2016
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1981
Reference 2	TREE GROWTH 1981
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
9.00	Acres-Road Frontage	3,000.00	27,000	100%		27,000
19.00	Acres-Mixed Wood TG	408.00	7,752	100%		7,752
Total Acres 30.00		1,825.07 Per Acre		Land Total		54,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2017	104	E 100	780	Avg.	97%	100%	100%	757
Open Fr Porch	2017	52	E 100	923	Avg.	97%	100%	100%	895
Canopy	2017	26	E 100	172	Avg.	97%	100%	100%	167
							Outbuilding Total		1,819

Accpt Land	55,000	**Accepted Bldg**	2,000	**Total**	57,000

Map/Lot: R 4 18
Account: 1289 Card: 1 of 1 Location: 808 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	04/01/1984
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.95	Acres-Baselot (Frct)	18,526.21	54,652	100%		54,652
1.00	# -Apartment	2,000.00	2,000	100%		2,000
16.71	Acres-Back Land	500.00	8,355	100%		8,355
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 22.66		4,867.92 Per Acre		Land Total		110,307

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 14	0	3600	D 100	161,693	Avg.	62%	100%	100%	100,250
						Outbuilding Total			100,250

Accpt Land 110,000 **Accepted Bldg** 100,000 **Total** 210,000

Neighborhood 17	River Inlet 2
Tree Growth	2004
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/20/2015
Sale Price	78,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	OPEN SPACE 2004		
Reference 2	OPEN SPACE 2004		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	80%		60,000
0.61	Acres-Back Land	500.00	305	100%		305
2.00	Acres-Back Land	500.00	1,000	30%	Restrictio	300
3.39	Acres-Landlocked/Rear	200.00	678	30%	Restrictio	203
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.00		10,101.00 Per Acre			Land Total	80,808

Dwelling Description **Replacement Cost New**

Log Home	One Story	915 Sqft	Grade C 100	Base	96,373
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1988	0	Standard	Standard	Poor	Basic	96,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	63,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1988	108	C 100	2,557	Fair	73%	100%	100%	1,867
Shed	1988	48	E 100	360	Fair	73%	100%	100%	263
Open Shed	1988	144	E 100	864	Fair	73%	100%	100%	631
Barn	1997	368	E 100	5,188	Fair	81%	100%	100%	4,202
Open Shed	1997	160	E 100	960	Fair	81%	100%	100%	778
Coml Shop	2017	192	C 100	11,697	Avg.	97%	100%	100%	11,346
Deck	2017	64	C 100	576	Avg.	97%	100%	100%	559
915 SFLA		69.51 = $/SFLA (4)					Outbuilding Total		19,646

Accpt Land	81,000	Accepted Bldg	83,000	Total	164,000

Map/Lot: U 8 2
Account: 1291 Card: 1 of 1 Location: 174 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	03/10/2008
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Baselot (Frct)	13,519.50	17,575	100%		17,575
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.30		28,903.85 Per Acre		Land Total		37,575

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,182 Sqft	Grade C 100	Base	132,380
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,642
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	136,902

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	84,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	126	C 100	6,706	Avg.	62%	100%	100%	4,158
Open Fr Porch	1900	192	C 100	4,547	Avg.	62%	100%	100%	2,819
Enclosed Fr Porch	1900	25	C 100	1,146	Avg.	62%	100%	100%	711
Shed	2006	72	E 100	540	Avg.	91%	100%	100%	491
1,773 SFLA		47.87 = $/SFLA (4)					Outbuilding Total		8,179

Accpt Land 38,000 **Accepted Bldg** 93,000 **Total** 131,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2001
Sale Price	20,000
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	1995 FLEETWOOD 14 X 70 4-1-01
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood M/H	1995	14X66	D 100	31,614	Avg.	51%	100%	100%	16,123
Coml Shop	2013	480	E 100	21,932	Avg.	96%	100%	100%	21,055
Green House Hoop	2014	128	E 100	351	Avg.	96%	200%	100%	674
Shed	2015	120	E 100	900	Avg.	97%	100%	100%	873
Deck	2015	429	C 100	3,861	Avg.	97%	100%	100%	3,745
Shed	2016	720	E 100	5,400	Avg.	97%	100%	100%	5,238
Shed	2017	336	E 100	2,520	Avg.	97%	100%	100%	2,444
Entry	2017	112	E 100	2,940	Avg.	97%	100%	100%	2,852
1 Fr	2017	224	E 100	8,941	Avg.	97%	100%	100%	8,673
924 SFLA		109.31 = $/SFLA (4)					Outbuilding Total		61,677

Accpt Land	0	**Accepted Bldg**	62,000	**Total**	62,000

Map/Lot: R16 31
Account: 1293 Card: 1 of 1 Location: 1070 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
52.00	Acres-Back Land	500.00	26,000	100%		26,000
4.00	Acres-Under Water	.00		100%		0
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 68.00		1,441.18 Per Acre		Land Total		98,000

Dwelling Description — Replacement Cost New

Cape Cod	One & 1/2 Story	892 Sqft	Grade C 110	Base	121,309
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,238
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	128,547

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	79,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	476	C 110	27,866	Avg.	62%	100%	100%	17,277
(U)Basement	1860	476	C 110	8,378	Avg.	62%	100%	100%	5,194
1 Fr	1860	192	C 110	11,240	Avg.	62%	100%	100%	6,969
(U)Basement	1860	192	C 110	3,379	Avg.	62%	100%	100%	2,095
1.5 Shed	1860	776	C 110	10,840	Avg.	62%	100%	100%	6,721
Deck	1998	208	C 100	1,872	Avg.	86%	100%	100%	1,610
Deck	1998	32	C 100	288	Avg.	86%	100%	100%	248
1,338 SFLA		59.57 = $/SFLA (4)					Outbuilding Total		40,114

Accpt Land 98,000 **Accepted Bldg** 120,000 **Total** 218,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1979
Sale Price	42,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	10,035.15	19,970	100%		19,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		20,085.43 Per Acre		Land Total		39,970

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 110	Base	120,996
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	640 Sqft, Grade E	Basement Gar	None	Fin Bsmt	9,600
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Average	Basic	134,694

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	87,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1965	120	C 110	6,050	Avg.	65%	100%	100%	3,933
Gar	1965	576	C 110	15,764	Avg.	65%	100%	100%	10,247
Patio	1965	120	C 100	581	Avg.	65%	100%	100%	378
1 Fr	1997	280	C 100	14,902	Avg.	86%	100%	100%	12,816
Shed	1997	480	C 100	4,800	Avg.	86%	100%	100%	4,128
Deck	1998	396	C 100	3,564	Avg.	86%	100%	100%	3,065
1,288 SFLA		67.97 = $/SFLA (4)				Outbuilding Total			34,567

Accpt Land 40,000 **Accepted Bldg** 122,000 **Total** 162,000

Map/Lot: U 6 25
Account: 1295 Card: 1 of 1 Location: 1095 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/04/2008
Sale Price	158,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	96,237.61	21,172	100%		21,172
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.22		164,418.18 Per Acre		Land Total		36,172

Dwelling Description

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	95,076
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Good	Basic	97,144

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	66,058

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	294	C 110	17,212	Good	68%	100%	100%	11,704
(U)Basement	1880	294	C 110	5,174	Good	68%	100%	100%	3,518
(U)Attic	1880	294	C 110	2,911	Good	68%	100%	100%	1,979
1 Fr	1880	96	C 110	5,620	Good	68%	100%	100%	3,822
Shed	1900	200	E 100	1,500	Avg.	62%	100%	100%	930
924 SFLA		71.49 = $/SFLA (4)				Outbuilding Total			21,953

Accpt Land 36,000 **Accepted Bldg** 88,000 **Total** 124,000

Map/Lot: R16 28C
Account: 1296 Card: 1 of 1 Location: 667 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/21/2003
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.67	Acres-Baselot (Frct)	11,345.39	18,947	100%		18,947
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.67		23,321.56 Per Acre			Land Total	38,947

Dwelling Description

					Replacement Cost New
Ranch	One Story	900 Sqft	Grade E 75	Base	48,804
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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**
1952	0	Standard	Standard	Poor	Basic	44,987

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	46%	100%	100%	20,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1952	180	E 75	2,397	Poor	46%	100%	100%	1,103
Hillcrest M/H	1952	12X40	C 100	22,080	Poor	30%	50%	100%	3,312
1,380 SFLA		15.00 = $/SFLA (4)					Outbuilding Total		4,415

Accpt Land	39,000	**Accepted Bldg**	25,000	**Total**	64,000

Map/Lot: R17 68
Account: 1297 Card: 1 of 1 Location: 2268 WINSLOWS MILLS RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	07/07/2010
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
3.80	Acres-Under Water	.00		100%		0
108.00	Acres-Back Land	500.00	54,000	100%		54,000
Total Acres 113.80		601.05 Per Acre			Land Total	68,400

Accpt Land 68,000 **Accepted Bldg** 0 **Total** 68,000

Map/Lot: R10 8
Account: 1299 Card: 1 of 1 Location: 2874 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	39,349.01	35,414	50%		17,707
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.90		41,896.67 Per Acre		Land Total		37,707

Dwelling Description — Replacement Cost New

Ranch	One Story	804 Sqft	Grade C 100	Base	80,741
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	1,198
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	Standard	Standard	Average	Basic	81,939

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	50,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1960	28	C 100	663	Avg.	62%	100%	100%	411
Entry	1960	64	C 100	2,240	Avg.	62%	100%	100%	1,389
Deck	1960	36	C 100	324	Avg.	62%	100%	100%	201
Gar	1960	320	E 100	5,972	Avg.	62%	100%	100%	3,703
2 Gar	2011	1232	C 100	49,650	Avg.	94%	100%	100%	46,671
Deck	2012	236	C 100	2,124	Avg.	95%	100%	100%	2,018
804 SFLA		63.19 = $/SFLA (4)					Outbuilding Total		54,393

Accpt Land 38,000 **Accepted Bldg** 105,000 **Total** 143,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/2000
Sale Price	95,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.15	Acres-Road Frontage	3,000.00	3,450	100%		3,450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.15		13,793.65 Per Acre		Land Total		43,450

Dwelling Description **Replacement Cost New**

Colonial	Two Story	768 Sqft	Grade C 100	Base	126,522
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-4,339
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Standard	Standard	Fair	Basic	125,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	67,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1820	84	C 100	1,989	Fair	54%	100%	100%	1,074
1 Fr	1820	192	C 100	10,218	Fair	54%	100%	100%	5,518
Shed	1820	320	C 100	3,200	Fair	54%	100%	100%	1,728
1.5 Barn	1820	806	C 100	19,239	Fair	54%	100%	100%	10,389
Shed	1820	165	E 100	1,238	Fair	54%	100%	100%	669
1,536 SFLA		44.26 = $/SFLA (4)					Outbuilding Total		19,378

Accpt Land	43,000	**Accepted Bldg**	87,000	**Total**	130,000

Map/Lot: R 3 12A
Account: 1301 Card: 1 of 1 Location: 103 LEDGES CIRCLE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.60	Acres-Unimprov. R/W	300.00	1,680	100%		1,680
4.00	Acres-Landlocked/Rear	200.00	800	100%		800
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
Total Acres 12.60		220.63 Per Acre			Land Total	2,780

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/10/2016
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.70	Acres-Road Frontage	3,000.00	8,100	100%		8,100
2.66	Acres-Back Land	500.00	1,330	100%		1,330
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.36		6,716.03 Per Acre			Land Total	49,430

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,384 Sqft	Grade C 110	Base	127,553
Exterior	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	-5,739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,268
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	127,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	113,194

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	72	C 110	1,876	Avg.	89%	100%	100%	1,670
Shed	2005	160	C 100	1,600	Avg.	91%	100%	100%	1,456
Deck	2006	284	C 110	2,812	Avg.	91%	100%	100%	2,559
Patio	2006	222	C 110	1,182	Avg.	91%	100%	100%	1,076
1,384 SFLA		81.79 = $/SFLA (4)					Outbuilding Total		6,761

Accpt Land	49,000	Accepted Bldg	120,000	Total	169,000

Map/Lot: R 7 16-12
Account: 1303 Card: 1 of 1 Location: 915 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/11/2010
Sale Price	218,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Baselot (Frct)	24,704.55	43,233	80%		34,586
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.75		31,192.00 Per Acre		Land Total		54,586

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	850 Sqft	Grade C 110	Base	130,671
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,439
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	136,212

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	90%	100%	100%	122,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2004	144	C 110	8,430	Avg.	90%	100%	100%	7,587
(U)Basement	2004	144	C 110	2,534	Avg.	90%	100%	100%	2,281
Open Fr Porch	2004	238	C 110	6,200	Avg.	90%	100%	100%	5,580
Deck	2004	132	C 110	1,307	Avg.	90%	100%	100%	1,176
Shed	2006	128	C 110	1,408	Avg.	91%	100%	100%	1,281
1.5 Gar	2012	780	C 110	27,104	Avg.	95%	100%	100%	25,749
Shed	2012	128	C 110	1,408	Avg.	95%	100%	100%	1,338
1,488 SFLA		82.39 = $/SFLA (4)				Outbuilding Total			44,992

Accpt Land 55,000 **Accepted Bldg** 168,000 **Total** 223,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1997
Sale Price	21,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.52	Acres-Road Frontage	3,000.00	10,560	100%		10,560
20.48	Acres-Back Land	500.00	10,240	100%		10,240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 26.00		2,338.46 Per Acre			Land Total	60,800

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	157,227
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,212
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	163,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	140,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,960 SFLA		71.76 = $/SFLA (4)					Outbuilding Total		338

Accpt Land	61,000	Accepted Bldg	141,000	Total	202,000

Map/Lot: R23 19A
Account: 1305 Card: 1 of 1 Location: 62 PETROVITZ LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1993
Sale Price	74,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	2 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.62	Acres-Back Land	500.00	310	100%		310
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.62		14,622.14 Per Acre		Land Total		38,310

Dwelling Description **Replacement Cost New**

Colonial	Two Story	676 Sqft	Grade C 100	Base	116,013
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-460
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	118,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	88,780

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1980	50	C 100	450	Avg.	75%	100%	100%	338
Enclosed Fr Porch	1980	288	C 100	13,199	Avg.	75%	100%	100%	9,899
Shed	1980	200	E 100	1,500	Avg.	75%	100%	100%	1,125
Gar	2007	384	E 100	7,166	Avg.	92%	100%	100%	6,593
1,352 SFLA		65.67 = $/SFLA (4)				Outbuilding Total			17,955

Accpt Land	38,000	Accepted Bldg	107,000	Total	145,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.50		16,600.00 Per Acre		Land Total		41,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	525 Sqft	Grade C 110	Base	88,052
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	583
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	1984	Standard	Standard	Good	Basic	91,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	78,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1850	380	C 110	28,248	Good	86%	100%	100%	24,293
(U)Basement	1850	190	C 110	3,344	Good	86%	100%	100%	2,876
1.5 Fr	1984	880	C 110	65,417	Avg.	77%	100%	100%	50,371
Open Fr Porch	1996	32	C 110	834	Avg.	85%	100%	100%	709
Deck	1996	612	C 110	6,059	Avg.	85%	100%	100%	5,150
Gar	1998	896	C 110	24,522	Avg.	86%	100%	100%	21,089
Barn	2006	456	C 110	9,430	Avg.	91%	100%	100%	8,581
Shed	2009	1296	C 110	14,256	Avg.	93%	100%	100%	13,258
Solar Panel	2009	6	C 100	1,200	Avg.	93%	100%	100%	1,116
Shed	2009	240	C 110	2,640	Avg.	93%	100%	100%	2,455
788 SFLA		100.12 = $/SFLA (4)					Outbuilding Total		129,898

Accpt Land 42,000 **Accepted Bldg** 209,000 **Total** 251,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Riding Arena Enclosed	2015	10032	C 110	99,317	Avg.	97%	100%	100%	96,337
Barn	2015	1296	C 110	26,801	Avg.	97%	100%	100%	25,997
Shed	2016	512	C 110	5,632	Avg.	97%	100%	100%	5,463
788 SFLA		100.12 = $/SFLA (4)					Outbuilding Total		127,797

Accpt Land 0 **Accepted Bldg** 128,000 **Total** 128,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	42,000	209,000	251,000	42,000	209,000	251,000
2	0	128,000	128,000	0	128,000	128,000
TOTAL	42,000	337,000	379,000	42,000	337,000	379,000

Map/Lot: R17 55
Account: 1307 Card: 1 of 1 Location: 1579 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
6.72	Acres-Road Frontage	3,000.00	20,160	100%		20,160
5.98	Acres-Back Land	500.00	2,990	100%		2,990
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.70		5,316.33 Per Acre			Land Total	78,150

Dwelling Description — Replacement Cost New

Ranch	One Story	1,320 Sqft	Grade C 100	Base	110,862
Exterior	Tempered Hardboard	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Standard	Standard	Average	Basic	115,527

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	48	C 100	432	Avg.	62%	100%	100%	268
Enclosed Fr Porch	1950	80	C 100	3,666	Avg.	62%	100%	100%	2,273
Gar	1950	528	C 100	13,137	Avg.	62%	100%	100%	8,145
Shed	1950	342	C 100	3,420	Avg.	62%	100%	100%	2,120
Deck	1950	54	C 100	486	Avg.	62%	100%	100%	301
1.5 Gar	1992	720	E 100	17,059	Avg.	82%	100%	100%	13,988
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,320 SFLA		54.26 = $/SFLA (4)					Outbuilding Total		27,433

Accpt Land 78,000 **Accepted Bldg** 99,000 **Total** 177,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1983
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
12.00	Acres-Back Land	500.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.00		3,235.29 Per Acre			Land Total	55,000

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	744 Sqft	Grade C 100	Base	97,492
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	0	Standard	Standard	Average	Basic	97,492

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	60,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	310	C 100	14,207	Avg.	62%	100%	100%	8,808
Open Fr Porch	1850	75	C 100	1,776	Avg.	62%	100%	100%	1,101
1.5 Shed	1850	380	C 100	4,826	Avg.	62%	100%	100%	2,992
1.5 Shed	1991	374	E 100	3,562	Avg.	82%	100%	100%	2,921
Deck	2006	180	C 100	1,620	Avg.	91%	100%	100%	1,474
1.75 Gar	2015	1120	C 110	44,130	Avg.	97%	100%	100%	42,806
1,116 SFLA		54.16 = $/SFLA (4)					Outbuilding Total		60,102

Accpt Land	55,000	**Accepted Bldg**	121,000	**Total**	176,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1992
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.32	Acres-Baselot (Frct)	30,095.51	39,726	70%		27,808
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.32		36,218.18 Per Acre		Land Total		47,808

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	638 Sqft	Grade C 100	Base	112,190
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	7,520
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
1930	2002	Standard	Standard	Average	Basic	119,710

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	95,768

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2002	256	C 100	2,304	Avg.	89%	100%	100%	2,051
2 Fr	2002	228	C 100	19,656	Avg.	89%	100%	100%	17,494
(U)Basement	2002	228	C 100	3,648	Avg.	89%	100%	100%	3,247
2 Fr	2002	336	C 100	28,967	Avg.	89%	100%	100%	25,781
Bay Window	2002	12	C 100	1,536	Avg.	89%	100%	100%	1,367
Deck	2002	50	C 100	450	Avg.	89%	100%	100%	400
Deck	2002	191	C 100	1,719	Avg.	89%	100%	100%	1,530
Shed	2002	80	E 100	600	Avg.	89%	100%	100%	534
1 Fr	2010	162	C 100	8,622	Avg.	94%	100%	100%	8,105
Open Fr Porch	2010	54	C 100	1,279	Avg.	94%	100%	100%	1,202
1,276 SFLA		75.05 = $/SFLA (4)					Outbuilding Total		61,711

Accpt Land 48,000 **Accepted Bldg** 157,000 **Total** 205,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1996
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Baselot (Frct)	21,729.03	14,341	100%		14,341
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.66		52,031.82 Per Acre		Land Total		34,341

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	598 Sqft	Grade C 100	Base	97,222
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	97,222

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	66,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	256	C 100	13,624	Good	68%	100%	100%	9,264
1.5 Shed	1830	480	E 100	4,572	Avg.	62%	100%	100%	2,835
Shed	1830	336	E 100	2,520	Avg.	62%	100%	100%	1,562
Gar	2000	576	C 100	14,331	Avg.	87%	100%	100%	12,468
1,046 SFLA		63.20 = $/SFLA (4)				Outbuilding Total			26,129

Accpt Land	34,000	**Accepted Bldg**	92,000	**Total**	126,000

Map/Lot: R18 3C
Account: 1311 Card: 1 of 1 Location: 364 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	04/13/2007
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
3.02	Acres-Wasteland/Bog	100.00	302	100%		302
Total Acres 6.02		3,870.76 Per Acre		Land Total		23,302

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: R21 58
Account: 1312 Card: 1 of 1 Location: 2829 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/2000
Sale Price	20,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	12,230.86	18,346	100%		18,346
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		25,564.00 Per Acre		Land Total		38,346

Dwelling Description **Replacement Cost New**

Ranch	One Story	504 Sqft	Grade E 100	Base	46,444
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	382
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-1,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1940	2000	Supier	Supier	Average	Basic	45,401

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	26,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2005	120	E 100	900	Avg.	91%	100%	100%	819
Open Fr Porch	2005	32	E 100	568	Avg.	91%	100%	100%	517
1 Fr	2007	308	E 100	12,294	Avg.	92%	100%	100%	11,310
504 SFLA		53.06 = $/SFLA (4)					Outbuilding Total		12,646

Accpt Land 38,000 **Accepted Bldg** 39,000 **Total** 77,000

Map/Lot: U10 17
Account: 1313 Card: 1 of 1 Location: 80 ELM ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1 jhlspecilal@aol.com
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.90	Acres-Road Frontage	3,000.00	5,700	100%		5,700
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.17	Acres-Back Land	500.00	85	100%		85
Total Acres 2.57		17,426.07 Per Acre			Land Total	44,785

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,078 Sqft	Grade C 100	Base	157,450
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	Floor & Stairs			Attic	5,390
FirePlaces	6			Fireplace	7,350
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Poor	Basic	173,950

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	46%	50%	100%	40,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1870	45	C 100	1,066	Poor	46%	50%	100%	245
Open Fr Porch	1870	28	C 100	663	Poor	46%	50%	100%	152
Open Fr Porch	1870	32	C 100	758	Poor	46%	50%	100%	174
2 Fr	1870	360	C 100	31,036	Poor	46%	50%	100%	7,138
(U)Basement	1870	360	C 100	5,760	Poor	46%	50%	100%	1,325
1 Fr	1870	144	C 100	7,664	Poor	46%	50%	100%	1,762
(U)Basement	1870	144	C 100	2,304	Poor	46%	50%	100%	530
Shed	1870	216	C 100	2,160	Poor	46%	50%	100%	497
(U)Basement	1870	800	C 100	12,800	Poor	46%	50%	100%	2,944
2,156 SFLA		18.56 = $/SFLA (4)					Outbuilding Total		14,767

Accpt Land 45,000 **Accepted Bldg** 55,000 **Total** 100,000

Map/Lot: R 6 2
Account: 1314 Card: 1 of 1 Location: 346 DEPOT ST

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street None

Reference 1 jhlspecial@aol.com
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.00	Acres-Landlocked/Rear	200.00	3,800	100%		3,800
Total Acres 19.00		200.00 Per Acre			Land Total	3,800

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: U10 26
Account: 1315 Card: 1 of 1 Location: 17 MILL ST

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE SHORELAND GD
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	01/01/2000
Sale Price	42,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
5.00	# -Apartment	2,000.00	10,000	100%		10,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
0.33	Acres-Back Land	500.00	165	100%		165
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.93		61,790.32 Per Acre		Land Total		57,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Apts 9	2001	3267	B 100	325,288	Good	90%	100%	100%	292,759
2nd Floor Fin	2001	1089	B 100	76,503	Good	90%	100%	100%	68,853
Open Fr Porch	2001	108	B 100	3,375	Good	91%	100%	100%	3,071
Enclosed Fr Porch	2001	168	B 100	10,163	Good	91%	100%	100%	9,248
								Outbuilding Total	373,931

Accpt Land 57,000 **Accepted Bldg** 374,000 **Total** 431,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1997
Sale Price	78,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
23.00	Acres-Back Land	500.00	11,500	100%		11,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 25.00		2,520.00 Per Acre		Land Total		63,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	104,501
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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
1922	0	Standard	Standard	Average	Basic	104,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	64,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1922	240	C 100	5,683	Avg.	62%	100%	100%	3,523
1 Fr	1922	418	C 100	22,246	Avg.	62%	100%	100%	13,793
(U)Attic	1922	418	C 100	3,762	Avg.	62%	100%	100%	2,332
Bay Window	1999	5	C 100	640	Avg.	87%	100%	100%	557
Deck	1999	476	C 100	4,284	Avg.	87%	100%	100%	3,727
Shed	1922	312	C 100	3,120	Avg.	62%	100%	100%	1,934
Coml Shop	2006	1080	E 100	49,346	Avg.	91%	100%	100%	44,905
Kennel Runs Fencing	2006	456	C 100	1,186	Avg.	91%	100%	100%	1,079
Deck	2007	280	C 100	2,520	Avg.	92%	100%	100%	2,318
Cover-It	2017	200	C 100	400	Avg.	97%	100%	100%	388
1,248 SFLA		51.92 = $/SFLA (4)					Outbuilding Total		74,556

Accpt Land 63,000 **Accepted Bldg** 139,000 **Total** 202,000

Neighborhood 3	Rural Dirt 2
Tree Growth	2006
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	05/01/2001
Sale Price	167,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2006		
Reference 2	FARMLAND 2006		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
19.00	Acres-Crop/Blueberry F&O	450.00	8,550	100%		8,550
2.00	Acres-Pasture F&O	350.00	700	100%		700
46.00	Acres-Mixed Wood F&O	408.00	18,768	100%		18,768
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 71.00		932.65 Per Acre			Land Total	66,218

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	936 Sqft	Grade C 110	Base	97,922
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,148
FirePlaces	4			Fireplace	6,490
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1971	Standard	Standard	Average	Basic	109,560

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	85,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	240	C 110	14,050	Avg.	78%	100%	100%	10,959
(U)Attic	1800	240	C 110	2,376	Avg.	78%	100%	100%	1,853
1.5 Att Gar	1800	320	C 110	9,378	Avg.	78%	100%	100%	7,315
Green House Hoop	2005	640	C 110	2,577	Avg.	91%	100%	100%	2,345
Open Shed	2005	96	C 110	845	Avg.	91%	100%	100%	769
Barn	2005	1536	C 110	31,764	Avg.	91%	100%	100%	28,905
Shed	2005	448	C 110	4,928	Avg.	91%	100%	100%	4,484
Cabin	2011	252	C 110	10,450	Avg.	94%	100%	100%	9,823
936 SFLA		91.30 = $/SFLA (4)				Outbuilding Total			66,453

Accpt Land	66,000	**Accepted Bldg**	152,000	**Total**	218,000

Map/Lot: R20 39B
Account: 1318 Card: 1 of 1 Location: 64 WINSTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	08/31/2015
Sale Price	201,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17,555	100%		17,555
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		20,410.33 Per Acre		Land Total		37,555

Dwelling Description **Replacement Cost New**

Contemporary	One Story	876 Sqft	Grade C 115	Base	98,045
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,284
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Standard	Standard	Average	Basic	94,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	75,786

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1988	380	C 115	2,115	Avg.	80%	100%	100%	1,692
Enclosed Fr Porch	1988	240	C 115	12,649	Avg.	80%	100%	100%	10,119
Shed	1988	240	E 100	1,800	Fair	73%	100%	100%	1,314
Cabin	1988	280	C 100	10,556	Avg.	97%	100%	100%	10,239
876 SFLA		86.51 = $/SFLA (4)				Outbuilding Total			23,364

Accpt Land 38,000 **Accepted Bldg** 99,000 **Total** 137,000

Map/Lot: R21 7C
Account: 1319 Card: 1 of 1 Location: 2249 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/30/2011
Sale Price	42,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	OXFORD 14 X 70
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.04		19,666.67 Per Acre		Land Total		40,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1985	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
MH Slab	1985	924	C 100	3,132	Fair	71%	100%	100%	2,224
Entry	1985	160	C 100	5,600	Fair	71%	100%	100%	3,976
Gar	1984	432	E 100	8,061	Fair	70%	100%	100%	5,643
Open Shed	1984	162	E 100	972	Fair	70%	100%	100%	680
924 SFLA		103.39 = $/SFLA (4)				Outbuilding Total			32,270

Accpt Land 40,000 **Accepted Bldg** 32,000 **Total** 72,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/16/2015
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.23	Acres-Road Frontage	3,000.00	3,690	100%		3,690
1.82	Acres-Back Land	500.00	910	100%		910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.05		8,831.68 Per Acre			Land Total	44,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	132,919
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	2016	Standard	Standard	Average	Basic	139,464

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	96,230

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1971	1	C 100	2,000	Avg.	69%	100%	100%	1,380
Att Gar	1971	396	C 100	8,308	Avg.	69%	100%	100%	5,733
Barn	1971	384	E 100	5,414	Poor	47%	100%	100%	2,545
Gar	1999	672	C 100	16,719	Avg.	87%	100%	100%	14,546
1,764 SFLA		54.55 = $/SFLA (4)					Outbuilding Total		24,204

Accpt Land	45,000	**Accepted Bldg**	120,000	**Total**	165,000

Map/Lot: R18 5
Account: 1321 Card: 1 of 1 Location: 333 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/1994
Sale Price	15,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.52	Acres-Road Frontage	3,000.00	10,560	100%		10,560
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.52		6,613.45 Per Acre			Land Total	62,960

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade E 75	Base	73,469
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,871
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	68,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	63,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1976	672	E 100	5,040	Fair	63%	100%	100%	3,175
Shed	1994	48	E 100	360	Avg.	84%	100%	100%	302
Shed	1997	192	C 100	1,920	Avg.	86%	100%	100%	1,651
1,620 SFLA		39.14 = $/SFLA (4)				Outbuilding Total			5,128

Accpt Land 63,000 **Accepted Bldg** 69,000 **Total** 132,000

Map/Lot: R12 31A
Account: 1322 Card: 1 of 1 Location: 184 BURKET MILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.84	Acres-Back Land	500.00	2.920	100%		2,920
Total Acres 5.84		500.00 Per Acre			Land Total	2,920

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: R 7 56
Account: 1323 Card: 1 of 1 Location: 130 GEORGE LUCE RD

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND SP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	171

Sale Data

Sale Date	06/01/1996
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
73.00	Acres-Back Land	500.00	36,500	100%		36,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 77.00		1,616.88 Per Acre		Land Total		124,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,701 Sqft	Grade C 110	Base	189,193
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,173
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,183
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	201,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	137,166

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1850	280	C 100	2,800	Avg.	62%	100%	100%	1,736
1.5 Barn	1850	1152	C 100	27,498	Avg.	62%	100%	100%	17,049
Office 8	1999	396	C 100	28,227	Avg.	87%	100%	100%	24,557
(F)Attic	1999	198	C 100	4,950	Avg.	87%	100%	100%	4,306
(U)Basement	1999	396	C 100	6,336	Avg.	87%	100%	100%	5,512
2,552 SFLA		53.75 = $/SFLA (4)				Outbuilding Total			53,160

Accpt Land 125,000 **Accepted Bldg** 190,000 **Total** 315,000

Map/Lot: R15 34
Account: 1324 Card: 1 of 1 Location: 825 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
21.27	Acres-Back Land	500.00	10,635	100%		10,635
30.00	Acres-Wasteland/Bog	100.00	3,000	100%		3,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 63.27		1,321.87 Per Acre			Land Total	83,635

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,592 Sqft	Grade C 110	Base	181,542
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,914
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
2016	0	Standard	Standard	Average	Basic	185,456

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	179,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1820	850	C 100	10,795	Avg.	62%	100%	100%	6,693
Deck	1980	170	C 100	1,530	Avg.	75%	100%	100%	1,148
1.75 Barn	1980	936	E 100	19,004	Poor	57%	100%	100%	10,832
Shed	1820	864	E 100	6,480	Poor	46%	100%	100%	2,981
Open Shed	1820	858	E 100	5,148	Poor	46%	100%	100%	2,368
Canopy	1820	476	E 100	3,142	Poor	46%	100%	100%	1,445
Shed	1820	70	E 100	525	Poor	46%	100%	100%	242
Shed	1980	80	E 100	600	Fair	67%	100%	100%	402
Deck	1980	330	E 100	2,228	Fair	67%	100%	100%	1,493
Shed	2016	160	C 110	1,760	Avg.	97%	100%	100%	1,707
2,388 SFLA		75.33 = $/SFLA (4)					Outbuilding Total		29,311

Accpt Land 84,000 **Accepted Bldg** 209,000 **Total** 293,000

Map/Lot: R15 51
Account: 1325 Card: 1 of 1 Location: 640 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data

Sale Date	08/08/2014
Sale Price	35,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.27	Acres-Road Frontage	3,000.00	810	100%		810
20.01	Acres-Back Land	500.00	10,005	100%		10,005
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 24.28		1,277.39 Per Acre		Land Total		31,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1850	500	E 100	4,762	Poor	46%	100%	100%	2,191
						Outbuilding Total			2,191

Accpt Land 31,000 **Accepted Bldg** 2,000 **Total** 33,000

Map/Lot: R21 17A-2
Account: 1326 Card: 1 of 1 Location: 159 BOWMAN DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.56	Acres-Back Land	500.00	1,280	100%		1,280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.56		8,614.04 Per Acre		Land Total		39,280

Dwelling Description — Replacement Cost New

Doublewide	One Story	1,566 Sqft	Grade D 100	Base	106,897
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,918
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	99,348

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	85,439

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	32	D 100	242	Avg.	86%	100%	100%	208
Gar	2016	576	E 100	10,748	Avg.	97%	100%	100%	10,426
1,566 SFLA		54.56 = $/SFLA (4)					Outbuilding Total		10,634

Accpt Land 39,000 **Accepted Bldg** 96,000 **Total** 135,000

Name: LUDWIG, WAYNE L T/C
LASH, REBECCA & LORRAINE T/C
Map/Lot: R15 15
Account: 1327 Card: 1 of 1 Location: 1136 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.00	Acres-Back Land	500.00	8.000	100%		8.000
Total Acres 16.00		500.00 Per Acre			Land Total	8,000

Accpt Land 8,000 **Accepted Bldg** 0 **Total** 8,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.70	Acres-Road Frontage	3,000.00	14,100	100%		14,100
40.30	Acres-Back Land	500.00	20,150	100%		20,150
8.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 55.00		1,350.00 Per Acre		Land Total		74,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade D 100	Base	105,989
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 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	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
1900	0	Standard	Standard	Fair	Basic	105,989

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	57,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1967	1572	D 100	70,276	Fair	56%	100%	100%	39,355
(U)Basement	1967	1572	D 100	21,128	Fair	56%	100%	100%	11,832
Overhang	1967	64	D 100	1,860	Fair	56%	100%	100%	1,042
Entry	1900	36	D 100	1,058	Fair	54%	100%	100%	571
Deck	1996	192	E 100	1,296	Fair	80%	100%	100%	1,037
1.5 Shed	1900	442	E 100	4,210	Poor	46%	100%	100%	1,937
1,680 SFLA		34.07 = $/SFLA (4)				Outbuilding Total			55,774

Accpt Land 74,000 **Accepted Bldg** 113,000 **Total** 187,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1986
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
93.00	Acres-Back Land	500.00	46,500	100%		46,500
12.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 117.00		995.73 Per Acre		Land Total		116,500

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,390 Sqft	Grade C 100	Base	117,495
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,071
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	24,422
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Good	Basic	138,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	94,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	192	C 100	10,218	Good	68%	100%	100%	6,948
(U)Basement	1830	192	C 100	3,072	Good	68%	100%	100%	2,089
Deck	1830	192	C 100	1,728	Good	68%	100%	100%	1,175
Gar	1830	1500	E 100	27,990	Fair	54%	100%	100%	15,115
Open Shed	1830	126	E 100	756	Fair	54%	100%	100%	408
2.5 Barn	1830	1750	E 100	48,116	Poor	46%	100%	100%	22,133
Shed	1830	750	E 100	5,625	Poor	46%	100%	100%	2,588
Shed	1830	164	E 100	1,230	Poor	46%	100%	100%	566
Shed	1830	240	E 100	1,800	Poor	46%	50%	100%	414
Shed	2012	192	E 100	1,440	Avg.	95%	100%	100%	1,368
1,390 SFLA		67.88 = $/SFLA (4)					Outbuilding Total		52,804

Accpt Land 117,000 **Accepted Bldg** 147,000 **Total** 264,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1986
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Swimming Pool	1995	648	C 100	22,317	Avg.	84%	60%	100%	11,248
Patio	1995	477	C 100	2,309	Avg.	84%	60%	100%	1,164
Deck	1995	128	C 100	1,152	Avg.	84%	100%	100%	968
1,390 SFLA		67.88 = $/SFLA (4)				Outbuilding Total			13,380

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	117,000	147,000	264,000	117,000	147,000	264,000
2	0	13,000	13,000	0	13,000	13,000
TOTAL	117,000	160,000	277,000	117,000	160,000	277,000

Map/Lot: R15 12
Account: 1330 Card: 1 of 1 Location: 1136 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.00	Acres-Back Land	500.00	10,500	100%		10,500
3.00	Acres-Under Water	.00		100%		0
Total Acres 24.00		437.50 Per Acre		Land Total		10,500

Accpt Land 11,000 **Accepted Bldg** 0 **Total** 11,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/01/1984
Sale Price	300
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Under Water	.00		100%		0
2.00	Acres-Back Land	500.00	1.000	100%		1,000
Total Acres 7.00		142.86 Per Acre		Land Total		1,000

Accpt Land 1,000 **Accepted Bldg** 0 **Total** 1,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/29/2017
Sale Price	275,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.57	Acres-Road Frontage	3,000.00	16,710	100%		16,710
99.66	Acres-Back Land	500.00	49,830	100%		49,830
20.00	Acres-Wasteland/Bog	100.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 127.23		853.10 Per Acre		Land Total		108,540

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,677 Sqft	Grade C 110	Base	149,045
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-627
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	9,224
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Standard	Standard	Average	Basic	164,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	120,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	581	C 110	5,752	Avg.	80%	100%	100%	4,602
Open Fr Porch	1988	153	C 110	3,985	Avg.	80%	100%	100%	3,188
Att Gar	1994	576	C 110	13,292	Avg.	84%	100%	100%	11,165
1,677 SFLA		71.76 = $/SFLA (4)				Outbuilding Total			18,955

Accpt Land 109,000 **Accepted Bldg** 139,000 **Total** 248,000

Map/Lot: R20 29
Account: 1333 Card: 1 of 1 Location: 207 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
51.54	Acres-Back Land	500.00	25,770	100%		25,770
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 63.54		1,507.24 Per Acre			Land Total	95,770

Dwelling Description — Replacement Cost New

Cape Cod	One Story	943 Sqft	Grade C 100	Base	89,459
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,555
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-321
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,715
FirePlaces	2			Fireplace	4,450
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Good	Basic	94,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	64,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	352	C 100	18,733	Good	68%	100%	100%	12,738
Deck	1800	108	C 100	972	Good	68%	100%	100%	661
1.5 Shed	1800	418	E 100	3,982	Poor	46%	100%	100%	1,832
1.5 Barn	1800	1147	E 100	20,534	Poor	46%	100%	100%	9,446
Shed	1800	216	E 100	1,620	Poor	46%	100%	100%	745
943 SFLA		68.32 = $/SFLA (4)					Outbuilding Total		25,422

Accpt Land 96,000 **Accepted Bldg** 90,000 **Total** 186,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
10.00	Acres-Under Water	.00		100%		0
58.49	Acres-Back Land	500.00	29,245	100%		29,245
Total Acres 80.49		984.53 Per Acre		Land Total		79,245

Accpt Land 79,000 **Accepted Bldg** 0 **Total** 79,000

Map/Lot: R11 28
Account: 1335 Card: 1 of 1 Location: 1600 FINNTOWN RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land	31,000	**Bldg Override**	0	**Total**	31,000

Neighborhood 18	Hist Vill .25
Tree Growth	2009
Zoning/Use	HISTORIC VILLAGE SHORELAND LR
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1	FARMLAND 2009		
Reference 2	FARMLAND 2009		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
2.25	Acres-Pasture F&O	350.00	788	100%		788
36.50	Acres-Mixed Wood F&O	408.00	14,892	100%		14,892
10.00	Acres-Hardwood F&O	263.00	2,630	100%		2,630
1.91	Acres-Back Land	500.00	955	100%		955
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 54.91		1,031.96 Per Acre			Land Total	56,665

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	103,227
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,824
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	107,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	66,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	117	C 100	6,227	Avg.	62%	100%	100%	3,861
Deck	1800	197	C 100	1,773	Avg.	62%	100%	100%	1,099
1 Fr	1800	306	C 100	16,285	Avg.	62%	100%	100%	10,097
2 Barn	1800	440	C 100	13,398	Avg.	62%	100%	100%	8,307
Att Gar	1800	220	C 100	4,616	Avg.	62%	100%	100%	2,862
1.5 Barn	2000	864	C 100	20,624	Avg.	87%	100%	100%	17,943
Canopy	2000	288	C 100	2,534	Avg.	87%	100%	100%	2,205
Deck	2001	144	C 100	1,296	Avg.	88%	100%	100%	1,140
Cabin	2005	240	C 100	9,048	Avg.	91%	100%	100%	8,234
Solar Panel	2007	12	C 100	2,400	Avg.	92%	100%	100%	2,208
1,224 SFLA		54.64 = $/SFLA (4)				Outbuilding Total			57,956

Accpt Land	57,000	Accepted Bldg	125,000	Total	182,000

Map/Lot: R13 46A
Account: 1337 Card: 1 of 2 Location: 3033 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/21/2011
Sale Price	485,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Baselot (Frct)	15,909.90	63,640	100%		63,640
3.28	Acres-Road Frontage	3,000.00	9,840	100%		9,840
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 7.28		19,296.70 Per Acre		Land Total		140,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	1985	480	C 100	6,912	Avg.	78%	100%	100%	5,391
Lath House	1989	240	C 100	936	Avg.	80%	100%	100%	749
Green House Hoop	1989	3456	C 100	12,649	Avg.	80%	100%	100%	10,119
Green House Hoop	1989	2592	C 100	9,487	Avg.	80%	100%	100%	7,590
Green House Hoop	1992	3264	C 100	11,946	Avg.	82%	100%	100%	9,796
Green House Hoop	1994	2880	C 100	10,541	Avg.	84%	100%	100%	8,854
Fleetwood M/H	1995	14X48	D 100	22,992	Avg.	51%	100%	100%	11,726
Green House Hoop	1996	4896	C 100	17,919	Avg.	85%	100%	100%	15,231
Shed	1999	960	C 100	9,600	Avg.	87%	100%	100%	8,352
Green House Hoop	2000	4896	C 100	17,919	Avg.	87%	100%	100%	15,590
672 SFLA		116.97 = $/SFLA (4)					Outbuilding Total		93,398

Accpt Land 140,000 **Accepted Bldg** 93,000 **Total** 233,000

Map/Lot: R13 46A
Account: 1337 Card: 2 of 2 Location: 3033 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	968 69 8-17-78
Reference 2	
Tran/Land/Bldg	5 5 6
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/21/2011
Sale Price	485,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Green House Hoop	2001	4896	C 100	17,919	Avg.	88%	100%	100%	15,769
Green House Hoop	2002	4896	C 100	17,919	Avg.	89%	100%	100%	15,948
Green House Hoop	2002	3264	C 100	11,946	Avg.	89%	200%	100%	21,264
Green House Hoop	2003	2880	C 100	10,541	Avg.	89%	100%	100%	9,381
Green House Hoop	2003	3264	C 100	11,946	Avg.	89%	100%	100%	10,632
Green House Hoop	2003	4608	C 100	16,865	Avg.	89%	100%	100%	15,010
Green House Hoop	2005	3264	C 100	11,946	Avg.	91%	200%	100%	21,742
Green House Hoop	2006	3264	C 100	11,946	Avg.	91%	200%	100%	21,742
Green House Hoop	2011	1440	C 100	5,270	Avg.	94%	100%	100%	4,954
Cover-It	2011	240	C 100	480	Avg.	94%	100%	100%	451
672 SFLA		116.97 = $/SFLA (4)					Outbuilding Total		136,893

Accpt Land 0 **Accepted Bldg** 137,000 **Total** 137,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	140,000	93,000	233,000	140,000	93,000	233,000
2	0	137,000	137,000	0	137,000	137,000
TOTAL	140,000	230,000	370,000	140,000	230,000	370,000

Map/Lot: R19 26A
Account: 1338 Card: 1 of 1 Location: 251 CASTNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
23.43	Acres-Back Land	500.00	11,715	100%		11,715
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 25.43		1,954.97 Per Acre		Land Total		49,715

Dwelling Description — Replacement Cost New

Cape Cod	One Story	1,920 Sqft	Grade C 110	Base	165,810
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	4,393
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	173,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	159,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2007	174	C 110	4,532	Avg.	92%	100%	100%	4,169
Open Fr Porch	2007	290	C 110	7,554	Avg.	92%	100%	100%	6,950
Att Gar	2007	440	C 110	10,154	Avg.	92%	100%	100%	9,342
1,920 SFLA		83.04 = $/SFLA (4)					Outbuilding Total		20,461

Accpt Land 50,000 **Accepted Bldg** 180,000 **Total** 230,000

Map/Lot: R13 42B
Account: 1339 Card: 1 of 1 Location: 3155 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	01/21/2011
Sale Price	485,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 32		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.32	Acres-Baselot (Frct)	30,095.51	39,726	90%		35,753
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.32		38,449.24 Per Acre		Land Total		50,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 8	2008	1928	C 100	51,439	Avg.	93%	100%	100%	47,838
(U)Attic	2008	726	C 100	6,534	Avg.	93%	100%	100%	6,077
Box Trailer	1990	2	C 100	1,000	Avg.	81%	100%	100%	810
							Outbuilding Total		54,725

Accpt Land	51,000	**Accepted Bldg**	55,000	**Total**	106,000

Map/Lot: R19 30
Account: 1340 Card: 1 of 1 Location: 338 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.40	Acres-Road Frontage	3,000.00	7,200	100%		7,200
29.20	Acres-Back Land	500.00	14,600	100%		14,600
8.00	Acres-Under Water	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 41.60		1,774.04 Per Acre		Land Total		73,800

Dwelling Description — Replacement Cost New

Ranch	One Story	900 Sqft	Grade D 100	Base	72,880
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,512
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	6,638
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	Standard	Standard	Average	Basic	78,006

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	49,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1961	360	D 100	16,094	Avg.	63%	100%	100%	10,139
(U)Basement	1961	360	D 100	4,838	Avg.	63%	100%	100%	3,048
Cabin	1986	600	D 100	19,001	Avg.	79%	80%	100%	12,009
(F)Attic	1986	160	D 100	3,360	Avg.	79%	100%	100%	2,654
Entry	1986	96	D 100	2,822	Avg.	79%	100%	100%	2,229
Shed	2004	96	E 100	720	Avg.	90%	100%	100%	648
1.75 Barn	1995	432	E 100	8,770	Fair	79%	50%	100%	3,464
900 SFLA		54.60 = $/SFLA (4)				Outbuilding Total			34,191

Accpt Land 74,000 **Accepted Bldg** 83,000 **Total** 157,000

Map/Lot: R 3 46
Account: 1341 Card: 1 of 1 Location: 577 DUCKPUDDLE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1994
Sale Price	103,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.06	Acres-Road Frontage	3,000.00	6,180	100%		6,180
1.01	Acres-Back Land	500.00	505	100%		505
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.07		9,602.56 Per Acre			Land Total	48,685

Dwelling Description

Cape Cod	One & 1/2 Story	812 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	103,908
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,668

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	66,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	65	C 100	1,539	Avg.	62%	100%	100%	954
Shed	1880	48	C 100	480	Avg.	62%	100%	100%	298
1 Fr	1880	360	C 100	19,159	Avg.	62%	100%	100%	11,879
(U)Attic	1880	360	C 100	3,240	Avg.	62%	100%	100%	2,009
(U)Basement	1880	360	C 100	5,760	Avg.	62%	100%	100%	3,571
Shed	1880	55	C 100	550	Avg.	62%	100%	100%	341
Shed	1880	350	C 100	3,500	Avg.	62%	100%	100%	2,170
1.5 Barn	1880	1520	C 100	36,282	Avg.	62%	100%	100%	22,495
Shed	1880	81	C 100	810	Avg.	62%	100%	100%	502
Gar	1880	204	E 100	3,807	Fair	54%	100%	100%	2,056
1,218 SFLA		54.81 = $/SFLA (4)					Outbuilding Total		46,275

Accpt Land 49,000 **Accepted Bldg** 113,000 **Total** 162,000

Map/Lot: R12 10
Account: 1342 Card: 1 of 1 Location: 1075 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1985
Sale Price	1,200
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		17,782.61 Per Acre		Land Total		40,900

Dwelling Description **Replacement Cost New**

Colonial	Two Story	648 Sqft	Grade SC75	Base	64,310
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,748
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,458
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	60,104

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	37,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	140	E 100	945	Avg.	80%	100%	100%	756
1,296 SFLA		28.75 = $/SFLA (4)					Outbuilding Total		756

Accpt Land 41,000 **Accepted Bldg** 38,000 **Total** 79,000

Map/Lot: R12 30
Account: 1343 Card: 1 of 1 Location: 1241 GOSHEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1989
Sale Price	100
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.54	Acres-Back Land	500.00	3,270	100%		3,270
Total Acres 6.54		500.00 Per Acre		Land Total		3,270

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Map/Lot: U 1 13
Account: 1344 Card: 1 of 1 Location: 674 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/08/2003
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.28	Acres-Road Frontage	3,000.00	840	100%		840
115.12	Acres-Back Land	500.00	57,560	100%		57,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 117.40		859.45 Per Acre		Land Total		100,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 110	Base	120,996
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,111
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Supier	Supier	Average	Basic	126,209

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	109,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1999	276	C 110	7,190	Avg.	87%	100%	100%	6,255
Deck	2002	64	C 110	634	Avg.	89%	100%	100%	564
Gar	2010	960	E 100	17,914	Avg.	94%	100%	100%	16,839
Gar	2016	384	E 100	7,166	Avg.	97%	80%	100%	5,561
1,288 SFLA		85.25 = $/SFLA (4)					Outbuilding Total		29,219

Accpt Land 101,000 **Accepted Bldg** 139,000 **Total** 240,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1999
Sale Price	122,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.87	Acres-Road Frontage	3,000.00	5,610	100%		5,610
1.96	Acres-Back Land	500.00	980	100%		980
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.83		12,279.59 Per Acre		Land Total		71,590

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	144,367
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1999	Standard	Standard	Average	Basic	152,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	94,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1960	480	C 100	25,546	Avg.	62%	100%	100%	15,839
(U)Basement	1960	480	C 100	7,680	Avg.	62%	100%	100%	4,762
1 Fr	1960	224	C 100	11,921	Avg.	62%	100%	100%	7,391
(U)Basement	1960	224	C 100	3,584	Avg.	62%	100%	100%	2,222
2 Barn	1960	2000	E 100	45,675	Poor	46%	50%	100%	10,505
Shed	1960	198	E 100	1,485	Avg.	62%	100%	100%	921
1,960 SFLA		48.19 = $/SFLA (4)				Outbuilding Total			41,640

Accpt Land 72,000 **Accepted Bldg** 136,000 **Total** 208,000

Map/Lot: U 4 95
Account: 1346 Card: 1 of 1 Location: 959 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1961
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2 U S POSTAL SERVICE
Tran/Land/Bldg 6 5 30
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
0.25	Acres-Back Land	500.00	125	100%		125
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.50		124,250.00 Per Acre		Land Total		62,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Post Office 16	1965	4628	B 100	545,836	Good	71%	100%	100%	387,544
Loading Dock/Roof	1965	966	B 100	39,184	Good	71%	100%	100%	27,821
						Outbuilding Total			415,365

Accpt Land 62,000 **Accepted Bldg** 415,000 **Total** 477,000

Map/Lot: R 2 73
Account: 1347 Card: 1 of 1 Location: 834 DUTCH NECK RD

Neighborhood 16	River Tidal 2
Tree Growth	2003
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1977
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2003
Reference 2	TREE GROWTH 2003
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
14.00	Acres-Hardwood TG	263.00	3,682	100%		3,682
0.50	Acres-Wasteland/Bog	100.00	50	100%		50
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 16.50		11,135.27 Per Acre		Land Total		183,732

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	320 Sqft	Grade SC100	Base	47,789
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-720
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Standard	Standard	Average	Basic	45,259

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	33,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1979	112	C 100	5,961	Avg.	74%	100%	100%	4,411
Deck	1979	431	C 100	3,879	Avg.	74%	100%	100%	2,870
Open Shed	1979	160	E 100	960	Poor	56%	100%	100%	538
480 SFLA		69.78 = $/SFLA (4)				Outbuilding Total			7,819

Accpt Land	184,000	Accepted Bldg	41,000	Total	225,000

Map/Lot: R15 66
Account: 1348 Card: 1 of 2 Location: 175 QUARRY HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
8.27	Acres-Back Land	500.00	4,135	100%		4,135
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.27		4,102.73 Per Acre		Land Total		42,135

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	884 Sqft	Grade C 110	Base	119,508
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,666
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Good	Basic	115,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	78,773

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1850	110	C 110	2,866	Good	68%	100%	100%	1,949
Enclosed Fr Porch	1850	308	C 110	15,528	Good	68%	100%	100%	10,559
Entry	1850	32	C 110	1,232	Good	68%	100%	100%	838
Deck	1850	158	C 110	1,564	Good	68%	100%	100%	1,064
Entry	1850	18	C 110	693	Good	68%	100%	100%	471
1 Fr	1850	748	C 110	43,790	Good	68%	100%	100%	29,777
(U)Basement	1850	748	C 110	13,165	Good	68%	100%	100%	8,952
(U)Attic	1850	748	C 110	7,405	Good	68%	100%	100%	5,035
1.5 Shed	1850	576	C 110	8,046	Good	68%	100%	100%	5,471
1 Fr	1978	130	C 110	7,610	Good	80%	100%	100%	6,088
1,326 SFLA		59.41 = $/SFLA (4)					Outbuilding Total		70,204

Accpt Land 42,000 **Accepted Bldg** 149,000 **Total** 191,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.5 Barn	1850	1452	C 100	53,230	Good	68%	100%	100%	36,196
1.5 Shed	1850	462	C 100	5,867	Good	68%	100%	100%	3,990
1,326 SFLA		59.41 = $/SFLA (4)					Outbuilding Total		40,186

Accpt Land 0 **Accepted Bldg** 40,000 **Total** 40,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	42,000	149,000	191,000	42,000	149,000	191,000
2	0	40,000	40,000	0	40,000	40,000
TOTAL	42,000	189,000	231,000	42,000	189,000	231,000

Map/Lot: R 3 34
Account: 1349 Card: 1 of 1 Location: 866 GENTHNER RD

Neighborhood 2	Rural Paved 2
Tree Growth	2001
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	Dug Well
Street	Paved

Sale Data

Sale Date	11/01/1984
Sale Price	22,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2001		
Reference 2	TREE GROWTH 2001		
Tran/Land/Bldg	2 1 10		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.75	Acres-Softwood TG	337.00	590	100%		590
26.00	Acres-Mixed Wood TG	408.00	10,608	100%		10,608
5.50	Acres-Hardwood TG	263.00	1,447	100%		1,447
3.64	Acres-Wasteland/Bog	100.00	364	100%		364
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 38.89		1,105.91 Per Acre			Land Total	43,009

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1976	360	C 100	13,572	Avg.	72%	100%	100%	9,772
Deck	1976	119	C 100	1,071	Avg.	72%	100%	100%	771
Shed	1976	60	E 100	450	Fair	63%	100%	100%	284
								Outbuilding Total	10,827

Accpt Land	43,000	**Accepted Bldg**	11,000	**Total**	54,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/05/2008
Sale Price	46,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.48	Acres-Road Frontage	3,000.00	10,440	100%		10,440
4.02	Acres-Back Land	500.00	2,010	100%		2,010
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.50		5,521.05 Per Acre		Land Total		52,450

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,558 Sqft	Grade C 110	Base	139,438
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,554
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Open	145,094

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	136,388

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2013	240	C 110	2,376	Avg.	96%	100%	100%	2,281
1,558 SFLA		87.54 = $/SFLA (4)				Outbuilding Total			2,281

Accpt Land	52,000	**Accepted Bldg**	139,000	**Total**	191,000

Map/Lot: R12 12- 2
Account: 1351 Card: 1 of 1 Location: 46 BAYVILLE AVE

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	05/21/2007
Sale Price	5,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.07	Acres-Back Land	500.00	35	100%		35
Total Acres 2.07		8,712.56 Per Acre		Land Total		18,035

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R 2 63
Account: 1352 Card: 1 of 1 Location: 579 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.00	Acres-Landlocked/Rear	200.00	3,800	100%		3,800
Total Acres 19.00		200.00 Per Acre			Land Total	3,800

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R18 42- 3
Account: 1353 Card: 1 of 1 Location: 8 BALSAM DR

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1989
Sale Price	23,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.01		19,915.42 Per Acre		Land Total		40,030

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 110	Base	114,951
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	93,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	80	C 110	792	Avg.	80%	100%	100%	634
1,248 SFLA		75.01 = $/SFLA (4)				Outbuilding Total			634

Accpt Land 40,000 **Accepted Bldg** 94,000 **Total** 134,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/27/2016
Sale Price	478,375
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2015 (BROWN)
Reference 2	FARMLAND 2015 (BROWN)
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	80%		120,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
9.00	Acres-Pasture F&O	350.00	3,150	100%		3,150
70.00	Acres-Mixed Wood F&O	408.00	28,560	100%		28,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.00	# -Per Unit	12,000.00	36,000	100%		36,000
Total Acres 83.00		2,574.82 Per Acre			Land Total	213,710

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	924 Sqft	Grade B 100	Base	147,615
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,232
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,598
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2016	Standard	Standard	Average	Basic	156,611

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	97,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1860	21	B 100	3,548	Avg.	62%	100%	100%	2,200
1 Fr	1860	360	B 100	25,290	Avg.	62%	100%	100%	15,680
Enclosed Fr Porch	1860	192	B 100	11,615	Avg.	62%	100%	100%	7,201
1.5 Barn	1860	1344	C 100	32,081	Avg.	62%	100%	100%	19,890
Shed	1860	672	C 100	6,720	Avg.	62%	100%	100%	4,166
(U)Basement	1860	2016	E 100	24,192	Avg.	62%	100%	100%	14,999
Shed	1860	238	C 100	2,380	Avg.	62%	100%	100%	1,476
Deck	2016	448	C 100	4,032	Avg.	97%	100%	100%	3,911
Yurt	2016	452	C 100	9,040	Avg.	97%	100%	100%	8,769
1,386 SFLA		70.06 = $/SFLA (4)				Outbuilding Total			78,292

Accpt Land	214,000	Accepted Bldg	175,000	Total	389,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/27/2016
Sale Price	478,375
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Dwelling Description

Ranch	One Story	1,020 Sqft	Grade SC100	Base	70,716
Exterior	Wood 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 1/4 Bmt	Basement	-4,322
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-1,530
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	2004	Standard	Standard	Good	Basic	66,274

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	64,286

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1945	60	C 100	1,421	Avg.	97%	100%	100%	1,378
Shed	1945	96	E 100	720	Avg.	97%	100%	100%	698
1.5 Barn	2016	1200	B 100	37,810	Avg.	97%	100%	100%	36,676
1 Fr	2016	540	B 100	37,935	Avg.	97%	100%	100%	36,797
(U)Basement	2016	540	B 100	11,405	Avg.	97%	100%	100%	11,063
Entry	2016	64	B 100	2,957	Avg.	97%	100%	100%	2,868
Deck	2016	284	B 100	3,374	Avg.	97%	400%	100%	13,092
Cabin	2016	192	C 100	7,238	Avg.	97%	500%	100%	35,105
Laundry Bldg	2016	448	C 100	27,100	Avg.	97%	100%	100%	26,287
1.5 Shed	2017	192	B 100	3,218	Avg.	97%	100%	100%	3,121
1,020 SFLA		63.03 = $/SFLA (4)					Outbuilding Total		167,085

Accpt Land 0 **Accepted Bldg** 231,000 **Total** 231,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	214,000	175,000	389,000	214,000	175,000	389,000
2	0	231,000	231,000	0	231,000	231,000
TOTAL	214,000	406,000	620,000	214,000	406,000	620,000

Map/Lot: U 3 31
Account: 1356 Card: 1 of 1 Location: 266 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	131,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	102,877	20,575	100%		20,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		177,875.00 Per Acre		Land Total		35,575

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 100	Base	148,877
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	161,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	110,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Fr	1900	425	B 100	42,990	Good	68%	100%	100%	29,233
Gar	1900	396	C 100	9,852	Avg.	62%	100%	100%	6,108
Enclosed Fr Porch	2012	120	C 100	5,500	Avg.	95%	100%	100%	5,225
Deck	2012	262	C 100	2,358	Avg.	95%	100%	100%	2,240
1,404 SFLA		78.42 = $/SFLA (4)				Outbuilding Total			42,806

Accpt Land 36,000 **Accepted Bldg** 153,000 **Total** 189,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	07/01/1981
Sale Price	3,200
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
16.00	Acres-Back Land	500.00	8,000	100%		8,000
3.00	Acres-Under Water	.00		100%		0
Total Acres 23.00		1,478.26 Per Acre		Land Total		34,000

Accpt Land 34,000 **Accepted Bldg** 0 **Total** 34,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/25/2015
Sale Price	362,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	90%	Environmen	19,800
4.86	Acres-Road Frontage	3,000.00	14,580	90%	Environmen	13,122
6.06	Acres-Back Land	500.00	3,030	100%		3,030
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.42		4,899.47 Per Acre			Land Total	55,952

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	2,204 Sqft	Grade B 100	Base	282,199
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,502
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	294,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	84%	100%	90%	222,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1994	132	B 100	7,986	Avg.	84%	100%	90%	6,037
1.5 Att Gar	1994	896	B 100	31,507	Avg.	84%	100%	90%	23,819
Deck	1994	150	B 100	1,782	Avg.	84%	100%	90%	1,347
1.5 Gar	1993	896	C 100	28,305	Avg.	83%	100%	90%	21,144
Shed	1998	120	C 100	1,200	Avg.	86%	100%	90%	929
Open Fr Porch	1998	96	C 100	2,273	Avg.	86%	100%	90%	1,760
1.5 Barn	1993	480	E 100	8,594	Avg.	83%	100%	90%	6,420
3,306 SFLA		67.44 = $/SFLA (4)					Outbuilding Total		61,456

Accpt Land 56,000 **Accepted Bldg** 284,000 **Total** 340,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/20/2018
Sale Price	280,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	150,716	67,822	100%		67,822
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.45		248,493.33 Per Acre		Land Total		111,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fast Food W Seating	1995	1500	C 100	191,940	Avg.	84%	100%	100%	161,230
2nd Floor Fin	1995	1500	C 100	79,830	Avg.	84%	100%	100%	67,057
1 Fr	1995	18	C 100	958	Avg.	84%	100%	100%	805
Deck	1995	40	C 100	360	Avg.	84%	100%	100%	302
							Outbuilding Total		229,394

Accpt Land	112,000	**Accepted Bldg**	229,000	**Total**	341,000

Map/Lot: R22 39- 1
Account: 1360 Card: 1 of 1 Location: 270 FLANDERS CORNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	08/22/2016
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.39	Acres-Back Land	500.00	695	100%		695
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.40		11,389.71 Per Acre		Land Total		38,725

Dwelling Description **Replacement Cost New**

Modular Home	One Story	960 Sqft	Grade C 110	Base	98,593
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,573
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	103,268

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	88,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	16	C 110	158	Avg.	86%	100%	100%	136
Gar	1998	528	E 100	9,853	Avg.	86%	100%	100%	8,474
Deck	1999	240	C 110	2,376	Avg.	87%	100%	100%	2,067
Enclosed Fr Porch	2001	96	C 110	4,840	Avg.	88%	100%	100%	4,259
1 Fr	2001	448	C 110	26,227	Avg.	88%	100%	100%	23,080
Deck	2003	80	C 110	792	Avg.	89%	100%	100%	705
960 SFLA		92.51 = $/SFLA (4)				Outbuilding Total			38,721

Accpt Land 39,000 **Accepted Bldg** 128,000 **Total** 167,000

Map/Lot: R20 30A
Account: 1361 Card: 1 of 1 Location: 2097 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/07/2017
Sale Price	134,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.59	Acres-Wasteland/Bog	100.00	59	100%		59
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.59		15,466.80 Per Acre		Land Total		40,059

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	960 Sqft	Grade C 100	Base	90,525
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,430
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	Full Finished			Attic	33,744
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	Standard	Standard	Average	Basic	127,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	88,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1971	520	C 100	4,680	Avg.	69%	100%	100%	3,229
1.75 Gar	1981	480	E 100	12,896	Avg.	75%	100%	100%	9,672
Shed	1990	112	E 100	840	Avg.	81%	100%	100%	680
960 SFLA		91.70 = $/SFLA (4)				Outbuilding Total			13,581

Accpt Land 40,000 **Accepted Bldg** 102,000 **Total** 142,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1994
Sale Price	93,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
60.00	Acres-Back Land	500.00	30,000	100%		30,000
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 73.00		1,369.86 Per Acre		Land Total		100,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,146 Sqft	Grade C 100	Base	129,513
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1820	1994	Standard	Standard	Average	Basic	129,513

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	80,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1820	162	C 100	3,836	Avg.	62%	100%	100%	2,378
2.5 Barn	1820	1480	E 100	40,693	Poor	46%	50%	100%	9,360
Shed	1820	400	E 100	3,000	Poor	46%	50%	100%	690
Shed	1993	96	E 100	720	Avg.	83%	100%	100%	598
Open Shed	1999	96	E 100	576	Avg.	87%	100%	100%	501
Shed	2009	320	E 100	2,400	Avg.	93%	100%	100%	2,232
1,719 SFLA		46.71 = $/SFLA (4)				Outbuilding Total			15,759

Accpt Land 100,000 **Accepted Bldg** 96,000 **Total** 196,000

Map/Lot: R13 62B
Account: 1363 Card: 1 of 1 Location: 613 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	12/01/2016
Sale Price	22,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.56	Acres-Back Land	500.00	780	100%		780
Total Acres 3.56		5,837.08 Per Acre			Land Total	20,780

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: R23 4
Account: 1364 Card: 1 of 1 Location: 3322 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1984
Sale Price	46,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 J M ACHORN
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.50	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.50		8,888.89 Per Acre		Land Total		40,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 100	Base	87,296
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	87,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	54,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1900	35	C 100	1,225	Avg.	62%	100%	100%	759
Gar	1900	816	E 100	15,226	Avg.	62%	100%	100%	9,440
Deck	2001	140	C 100	1,260	Avg.	88%	100%	100%	1,109
924 SFLA		58.58 = $/SFLA (4)				Outbuilding Total			11,308

Accpt Land 40,000 **Accepted Bldg** 65,000 **Total** 105,000

Map/Lot: R 9 27
Account: 1365 Card: 1 of 1 Location: 891 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1972 SHEFFIELD 12 X 66 4-1-81
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sheffield M/H	1972	12X62	C 100	34,224	Poor	30%	100%	100%	10,267
MH Tipout	1972	84	C 100	2,278	Poor	30%	100%	100%	683
Deck	1972	133	C 100	1,197	Poor	48%	100%	100%	575
Deck	1972	248	C 100	2,232	Poor	48%	100%	100%	1,071
Shed	1972	128	E 100	960	Poor	48%	100%	100%	461
744 SFLA		86.55 = $/SFLA (4)				Outbuilding Total			13,057

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

STETSON, GEORGE P JR & MARILYN L Map/Lot: R21 10B
Account: 1366 Card: 1 of 1 Location: 2420 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/10/2018
Sale Price	97,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	10,765.40	19,378	100%		19,378
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.80		21,876.67 Per Acre			Land Total	39,378

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade E 75	Base	65,925
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,955
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	61,556

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	53,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1988	96	E 100	720	Poor	66%	100%	100%	475
Shed	1988	224	E 100	1,680	Poor	66%	100%	100%	1,109
Barn	1992	960	E 100	13,536	Poor	70%	100%	100%	9,475
Deck	2003	160	E 100	1,080	Avg.	89%	100%	100%	961
1,404 SFLA		38.14 = $/SFLA (4)					Outbuilding Total		12,020

Accpt Land 39,000 **Accepted Bldg** 66,000 **Total** 105,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	29%		20,300
1.35	Acres-Road Frontage	3,000.00	4,050	100%		4,050
1.15	Acres-Back Land	500.00	575	100%		575
Total Acres 3.00		8,308.33 Per Acre		Land Total		24,925

Accpt Land 25,000 **Accepted Bldg** 0 **Total** 25,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
50.36	Acres-Back Land	500.00	25,180	100%		25,180
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 65.36		1,644.43 Per Acre			Land Total	107,480

Dwelling Description — Replacement Cost New

Cape Cod	One Story	864 Sqft	Grade E 100	Base	63,378
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,240
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Poor	Basic	64,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	29,521

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	168	E 100	6,706	Poor	46%	100%	100%	3,085
Shed	1800	420	E 100	3,150	Poor	46%	100%	100%	1,449
2.5 Barn	1800	1419	E 100	39,016	Poor	46%	20%	100%	3,589
Shed	1800	7480	E 100	56,100	Poor	46%	20%	100%	5,161
Shed	1800	7480	E 100	56,100	Poor	46%	20%	100%	5,161
Gar	2006	784	E 100	14,630	Poor	85%	100%	100%	12,436
MH Slab	2015	952	C 100	3,227	Avg.	97%	100%	100%	3,130
864 SFLA		34.17 = $/SFLA (4)					Outbuilding Total		34,011

Accpt Land 107,000 **Accepted Bldg** 64,000 **Total** 171,000

Map/Lot: R14 48
Account: 1369 Card: 1 of 1 Location: 909 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
316.00	Acres-Back Land	500.00	158,000	100%		158,000
40.00	Acres-Wasteland/Bog	100.00	4,000	100%		4,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 368.00		630.43 Per Acre			Land Total	232,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	806 Sqft	Grade C 100	Base	80,866
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	28,331
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Fair	Basic	106,158

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	57,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	330	C 100	17,563	Fair	54%	100%	100%	9,484
1 Fr	1800	545	C 100	29,005	Fair	54%	100%	100%	15,663
Shed	1800	255	C 100	2,550	Fair	54%	100%	100%	1,377
Deck	1800	136	C 100	1,224	Fair	54%	100%	100%	661
2.5 Barn	1800	2400	E 100	65,988	Fair	54%	70%	100%	24,944
Shed	1800	1152	E 100	8,640	Fair	54%	70%	100%	3,266
Gar	1800	1276	E 100	23,810	Fair	54%	70%	100%	9,000
1.5 Shed	1800	520	E 100	4,953	Fair	54%	70%	100%	1,872
Open Shed	1979	1056	E 100	6,336	Fair	66%	70%	100%	2,927
(U)Basement	1979	1056	E 100	12,672	Fair	66%	70%	100%	5,855
806 SFLA		71.12 = $/SFLA (4)					Outbuilding Total		75,049

Accpt Land 232,000 **Accepted Bldg** 132,000 **Total** 364,000

Map/Lot: R 4 3G
Account: 1370 Card: 1 of 1 Location: 275 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	12/15/2016
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	10,215.50	19,818	100%		19,818
Total Acres 1.94		10,215.46 Per Acre		Land Total		19,818

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	07/01/1996
Sale Price	27,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.81	Acres-Back Land	500.00	5,405	100%		5,405
20.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.50	Acres-Land Acreage	.00		100%		0
Total Acres 34.31		1,265.08 Per Acre		Land Total		43,405

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 100	Base	92,610
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,502
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
1998	0	Standard	Standard	Average	Basic	86,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	74,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1990	320	E 100	2,400	Avg.	81%	100%	100%	1,944
Gar	1997	896	E 100	16,719	Avg.	86%	100%	100%	14,378
Shed	1998	128	C 100	1,280	Avg.	86%	100%	100%	1,101
Deck	1998	302	C 100	2,718	Avg.	86%	100%	100%	2,337
1 Fr	2001	336	C 100	17,882	Avg.	88%	100%	100%	15,736
1,008 SFLA		73.81 = $/SFLA (4)					Outbuilding Total		35,496

Accpt Land 43,000 **Accepted Bldg** 110,000 **Total** 153,000

Map/Lot: R 2 35
Account: 1372 Card: 1 of 1 Location: 150 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	82,975.59	25,722	50%		12,861
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.31		106,003.23 Per Acre		Land Total		32,861

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	475 Sqft	Grade C 100	Base	76,065
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1883	0	Standard	Standard	Poor	Basic	76,065

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	34,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1883	450	C 100	23,949	Poor	46%	100%	100%	11,017
(U)Basement	1883	450	C 100	7,200	Poor	46%	100%	100%	3,312
712 SFLA		49.14 = $/SFLA (4)					Outbuilding Total		14,329

Accpt Land 33,000 **Accepted Bldg** 49,000 **Total** 82,000

Map/Lot: R 2 47
Account: 1373 Card: 1 of 1 Location: 434 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	03/28/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1976	12X51	D 100	22,491	Poor	30%	100%	100%	6,747
612 SFLA		68.20 = $/SFLA (4)				Outbuilding Total			6,747

Accpt Land	0	**Accepted Bldg**	7,000	**Total**	7,000

Map/Lot: R 2 52A
Account: 1374 Card: 1 of 1 Location: 188 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND LR
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	09/30/2005
Sale Price	82,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.30	Acres-Wasteland/Bog	100.00	30	100%		30
Total Acres 2.30		19,578.26 Per Acre		Land Total		45,030

Accpt Land 45,000 **Accepted Bldg** 0 **Total** 45,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/12/2010
Sale Price	64,400
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.10	Acres-Road Frontage	3,000.00	6,300	100%		6,300
4.90	Acres-Back Land	500.00	2,450	100%		2,450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		5,416.67 Per Acre			Land Total	48,750

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	121,246
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1975	0	Standard	Standard	Average	Basic	121,246

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	87,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1975	205	C 100	1,845	Avg.	72%	100%	100%	1,328
Entry	2012	96	C 100	3,360	Avg.	95%	100%	100%	3,192
Gar	2012	1024	C 100	25,477	Avg.	95%	100%	100%	24,203
Green House Hoop	2012	480	C 100	1,757	Avg.	95%	100%	100%	1,669
Box Trailer	1990	1	C 100	500	Avg.	81%	100%	100%	405
1,512 SFLA		57.74 = $/SFLA (4)					Outbuilding Total		30,797

Accpt Land	49,000	**Accepted Bldg**	118,000	**Total**	167,000

Map/Lot: R 1 81A
Account: 1376 Card: 1 of 1 Location: 100 THOMAS DR

Neighborhood 16	River Tidal 2
Tree Growth	2007
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/06/2013
Sale Price	410,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2007		
Reference 2	TREE GROWTH 2007		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
14.00	Acres-Softwood TG	337.00	4,718	100%		4,718
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.87	Acres-Under Water	.00		100%		0
Total Acres 16.87		10,949.50 Per Acre		Land Total		184,718

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,671 Sqft	Grade B 100	Base	256,254
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,751
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Good	Basic	273,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	251,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	84	B 100	2,625	Good	92%	100%	100%	2,415
Open Fr Porch	2003	85	B 100	2,657	Good	92%	100%	100%	2,444
Open Fr Porch	2003	20	B 100	626	Good	92%	100%	100%	576
Deck	2005	403	B 100	4,788	Good	93%	100%	100%	4,453
Shed	2015	99	B 100	1,307	Good	98%	100%	100%	1,281
2,924 SFLA		85.94 = $/SFLA (4)				Outbuilding Total			11,169

Accpt Land 185,000 **Accepted Bldg** 262,000 **Total** 447,000

Map/Lot: R13 44
Account: 1377 Card: 1 of 2 Location: 1331 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1986
Sale Price	147,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 3
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.50	Acres-Road Frontage	3,000.00	13,500	100%		13,500
3.00	# -Apartment	2,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 6.50		11,000.00 Per Acre		Land Total		71,500

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,160 Sqft	Grade C 100	Base	167,352
Exterior	Wood 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	0
Fin. Basement Area	1160 Sqft, Grade C	Basement Gar	None	Fin Bsmt	23,200
Heating	100% Electric	Cooling	0% None	Heat	-789
Rooms	7				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,460
Attic	None			Attic	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	Standard	Standard	Average	Basic	198,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	138,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1973	48	C 100	1,680	Avg.	70%	100%	100%	1,176
Entry	1973	84	C 100	2,940	Avg.	70%	100%	100%	2,058
Enclosed Fr Porch	1973	143	C 100	6,554	Avg.	70%	100%	100%	4,588
Shed	1973	192	E 100	1,440	Fair	61%	100%	100%	878
Open Shed	1973	100	E 100	600	Fair	61%	100%	100%	366
2,320 SFLA		59.81 = $/SFLA (4)				Outbuilding Total			9,066

Accpt Land 72,000 **Accepted Bldg** 148,000 **Total** 220,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1986
Sale Price	147,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 2		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Dwelling Description

Cape Cod	One & 3/4 Story	864 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	102,687
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-432
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,948
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Standard	Standard	Average	Basic	106,203

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	82,838

Accpt Land	0	**Accepted Bldg**	83,000	**Total**	83,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	72,000	148,000	220,000	72,000	148,000	220,000
2	0	83,000	83,000	0	83,000	83,000
TOTAL	72,000	231,000	303,000	72,000	231,000	303,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/2001
Sale Price	81,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Baselot (Frct)	16,964.13	15,946	100%		15,946
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.94		38,240.43 Per Acre		Land Total		35,946

Dwelling Description **Replacement Cost New**

Ranch	One Story	868 Sqft	Grade C 110	Base	93,230
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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
1986	2001	Standard	Standard	Average	Basic	93,230

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	73,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	360	C 110	3,564	Avg.	79%	100%	100%	2,816
Shed	1987	144	E 100	1,080	Avg.	79%	100%	100%	853
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
868 SFLA		84.85 = $/SFLA (4)				Outbuilding Total			4,007

Accpt Land 36,000 **Accepted Bldg** 78,000 **Total** 114,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	06/26/2014
Sale Price	28,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Baselot (Frct)	36,116.02	20,586	67%		13,793
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	75%		15,000
Total Acres 0.57		50,514.04 Per Acre		Land Total		28,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1905	1568	E 100	65,186	Fair	54%	20%	100%	7,040
2nd Floor Fin	1905	1568	E 100	62,587	Fair	54%	20%	100%	6,759
Shed	1905	160	E 100	1,200	Fair	54%	100%	100%	648
							Outbuilding Total		14,447

Accpt Land 29,000 **Accepted Bldg** 14,000 **Total** 43,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	03/02/2006
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
12.64	Acres-Back Land	500.00	6,320	100%		6,320
Total Acres 24.64		2,285.71 Per Acre			Land Total	56,320

Accpt Land 56,000 **Accepted Bldg** 0 **Total** 56,000

Map/Lot: R 7 5A
Account: 1382 Card: 1 of 1 Location: 740 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND LR
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1993
Sale Price	56,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 13 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.80	Acres-Road Frontage	3,000.00	5,400	100%		5,400
65.20	Acres-Back Land	500.00	32,600	100%		32,600
3.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 72.00		1,430.56 Per Acre		Land Total		103,000

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,176 Sqft	Grade C 115	Base	170,132
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,639
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,526
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,405
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	180,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	149,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1993	1	C 115	2,300	Avg.	83%	100%	100%	1,909
1 Fr	1993	368	C 115	22,523	Avg.	83%	100%	100%	18,694
(U)Basement	1993	368	C 115	6,771	Avg.	83%	100%	100%	5,620
(F)Attic	1993	368	C 115	10,580	Avg.	83%	100%	100%	8,781
Deck	1993	72	C 115	745	Avg.	83%	100%	100%	618
1 Fr	1993	165	C 115	10,098	Avg.	83%	100%	100%	8,381
(U)Basement	1993	165	C 115	3,036	Avg.	83%	100%	100%	2,520
Deck	1993	20	C 115	207	Avg.	83%	100%	100%	172
1.5 Gar	1993	832	C 115	30,225	Avg.	83%	100%	100%	25,087
Open Shed	1993	100	E 100	600	Avg.	83%	100%	100%	498
2,058 SFLA		72.88 = $/SFLA (4)					Outbuilding Total		72,280

Accpt Land 103,000 **Accepted Bldg** 222,000 **Total** 325,000

Map/Lot: R23 27
Account: 1383 Card: 1 of 1 Location: 2110 OLD AUGUSTA RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1989
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.77	Acres-Road Frontage	3,000.00	5,310	100%		5,310
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.77		15,997.35 Per Acre		Land Total		60,310

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	675 Sqft	Grade C 110	Base	99,193
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,659
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	102,920

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	69,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1870	72	C 110	4,215	Good	68%	100%	100%	2,866
Open Fr Porch	1870	150	C 110	3,907	Good	68%	100%	100%	2,657
Gar	1976	672	E 100	12,539	Avg.	72%	100%	100%	9,028
Shed	1870	96	E 100	720	Fair	54%	100%	100%	389
Shed	2015	240	E 100	1,800	Avg.	97%	100%	100%	1,746
Shed	2015	192	E 100	1,440	Avg.	97%	100%	100%	1,397
Open Fr Porch	2015	48	E 100	853	Avg.	97%	100%	100%	827
1,012 SFLA		69.16 = $/SFLA (4)					Outbuilding Total		18,910

Accpt Land 60,000 **Accepted Bldg** 89,000 **Total** 149,000

Map/Lot: R16 32A
Account: 1384 Card: 1 of 1 Location: 1160 WAGNER BRIDGE RD

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1978
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
25.00	Acres-Back Land	500.00	12,500	100%		12,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.00	Acres-Under Water	.00		100%		0
Total Acres 33.00		2,318.18 Per Acre		Land Total		76,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	130,372
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-565
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	131,875

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	96,269

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1978	10	C 110	1,408	Avg.	73%	100%	100%	1,028
Open Fr Porch	1978	120	C 110	3,126	Avg.	73%	100%	100%	2,282
Deck	1978	120	C 110	1,188	Avg.	73%	100%	100%	867
Gar	1984	528	C 100	13,137	Avg.	77%	100%	100%	10,115
1.5 Shed	1982	384	C 100	4,877	Avg.	76%	100%	100%	3,707
Shed	1982	80	C 100	800	Avg.	76%	100%	100%	608
1,512 SFLA		63.67 = $/SFLA (4)				Outbuilding Total			18,607

Accpt Land 77,000 **Accepted Bldg** 115,000 **Total** 192,000

Map/Lot: R 8 33
Account: 1385 Card: 1 of 1 Location: 2329 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1997
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
335	$/LF -Water Frontage	150.00	50,250	100%		50,250
3.35	Acres-Water Acreage	.00		100%		0
2.20	Acres-Road Frontage	3,000.00	6,600	100%		6,600
6.90	Acres-Back Land	500.00	3,450	100%		3,450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.45		14,899.65 Per Acre		Land Total		215,300

Dwelling Description

Cape Cod	One Story	1,044 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	95,794
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-5,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,556
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,220
FirePlaces	3			Fireplace	5,175
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1750	1978	Standard	Standard	Fair	Basic	101,846

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	54,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1750	480	C 100	25,546	Fair	54%	100%	100%	13,795
2.5 Barn	1750	1617	C 100	59,279	Fair	54%	100%	100%	32,011
Shed	2003	64	E 100	480	Avg.	89%	100%	100%	427
Shed	2003	288	C 100	2,880	Avg.	89%	100%	100%	2,563
Shed	2003	48	C 100	480	Avg.	89%	100%	100%	427
1,044 SFLA		52.68 = $/SFLA (4)				Outbuilding Total			49,223

Accpt Land 215,000 **Accepted Bldg** 104,000 **Total** 319,000

Map/Lot: U 6 10
Account: 1386 Card: 1 of 1 Location: 14 OLD ROUTE 1

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	11/01/1999
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.25		148,000.00 Per Acre		Land Total		37,000

Dwelling Description

Cape Cod	One & 1/2 Story	1,073 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	134,718
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,450
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,639
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	136,009

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	92,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2008	216	C 110	12,645	Avg.	93%	100%	100%	11,760
1 Fr	2008	200	C 110	11,708	Avg.	93%	100%	100%	10,888
Att Gar	2008	320	C 110	7,385	Avg.	93%	100%	100%	6,868
1,610 SFLA		57.44 = $/SFLA (4)						Outbuilding Total	29,516

Accpt Land 37,000 **Accepted Bldg** 122,000 **Total** 159,000

Map/Lot: R 5 15
Account: 1387 Card: 1 of 1 Location: 170 NOAH'S WAY

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1998
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
234	$/LF -Water Frontage	150.00	35,100	100%		35,100
2.34	Acres-Water Acreage	.00		100%		0
2.14	Acres-Road Frontage	3,000.00	6,420	100%		6,420
10.78	Acres-Back Land	500.00	5,390	100%		5,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 17.26		12,856.89 Per Acre		Land Total		221,910

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	157,227
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	164,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	143,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	225	C 110	2,228	Avg.	88%	100%	100%	1,961
Ramp	2001	288	E 100	4,860	Avg.	88%	100%	100%	4,277
Float	2001	64	E 100	1,764	Avg.	88%	100%	100%	1,552
1.5 Shed	2006	320	C 100	4,064	Avg.	91%	100%	100%	3,698
Deck	2011	308	C 110	3,049	Avg.	94%	100%	100%	2,866
1,960 SFLA		72.99 = $/SFLA (4)				Outbuilding Total			14,354

Accpt Land 222,000 **Accepted Bldg** 157,000 **Total** 379,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1996
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.83	Acres-Road Frontage	3,000.00	2,490	100%		2,490
1.35	Acres-Back Land	500.00	675	100%		675
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 2.43		16,528.81 Per Acre		Land Total		40,165

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	983 Sqft	Grade B 100	Base	174,232
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,383
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1875	0	Standard	Standard	Good	Basic	186,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	126,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1875	196	B 100	13,769	Good	68%	100%	100%	9,363
Open Fr Porch	1875	45	B 100	1,407	Good	68%	100%	100%	957
Open Fr Porch	1875	387	B 100	12,096	Good	68%	100%	100%	8,225
Bay Window	1875	12	B 100	2,028	Good	68%	100%	100%	1,379
Shed	1875	50	B 100	660	Good	68%	100%	100%	449
2 Barn	1875	480	B 100	19,293	Good	68%	100%	100%	13,119
1,720 SFLA		73.64 = $/SFLA (4)				Outbuilding Total			33,492

Accpt Land	40,000	Accepted Bldg	160,000	Total	200,000

Map/Lot: R 3 53- 3
Account: 1389 Card: 1 of 1 Location: 70 CRYSTAL COVE RD

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/01/1984
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
247	$/LF -Water Frontage	100.00	24,700	100%		24,700
0.53	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.53		41,383.40 Per Acre		Land Total		104,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,600 Sqft	Grade B 100	Base	218,692
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,881
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,720
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	237,655

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	197,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1991	96	E 100	720	Fair	76%	100%	100%	547
Open Fr Porch	1993	24	B 100	750	Avg.	83%	100%	100%	622
Deck	1997	399	B 100	4,740	Avg.	86%	100%	100%	4,076
1.5 Gar	2004	896	C 100	28,305	Avg.	90%	100%	100%	25,474
2,400 SFLA		82.19 = $/SFLA (4)				Outbuilding Total			30,719

Accpt Land 105,000 **Accepted Bldg** 228,000 **Total** 333,000

Map/Lot: R 4 51A
Account: 1390 Card: 1 of 1 Location: 28 ATLANTIC HWY

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	09/07/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.98	Acres-Unimprov. R/W	300.00	4,194	100%		4,194
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 17.98		255.51 Per Acre		Land Total		4,594

Accpt Land 5,000 **Accepted Bldg** 0 **Total** 5,000

Map/Lot: R17 53
Account: 1391 Card: 1 of 1 Location: 1766 WAGNER BRIDGE RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.00	Acres-Landlocked/Rear	200.00	4,400	100%		4,400
2.00	Acres-Under Water	.00		100%		0
Total Acres 24.00		183.33 Per Acre		Land Total		4,400

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R17 14
Account: 1392 Card: 1 of 2 Location: 1766 WAGNER BRIDGE RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
8.00	Acres-Back Land	500.00	4,000	100%		4,000
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.00		4,529.41 Per Acre		Land Total		77,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	704 Sqft	Grade C 100	Base	94,305
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	96,185

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1900	44	C 100	1,522	Avg.	62%	100%	100%	944
1 Fr	1900	176	C 100	9,367	Avg.	62%	100%	100%	5,808
(U)Basement	1900	176	C 100	2,816	Avg.	62%	100%	100%	1,746
Enclosed Fr Porch	1974	192	C 100	8,799	Avg.	62%	100%	100%	5,455
Open Fr Porch	1974	96	C 100	2,273	Avg.	62%	100%	100%	1,409
Deck	1996	108	C 100	972	Avg.	62%	100%	100%	603
Gar	1978	900	C 100	22,392	Avg.	62%	100%	100%	13,883
Shed	1900	110	E 100	825	Avg.	62%	100%	100%	512
Open Fr Porch	1900	110	E 100	1,954	Avg.	62%	100%	100%	1,211
Deck	2001	176	C 100	1,584	Avg.	88%	100%	100%	1,394
1,056 SFLA		56.47 = $/SFLA (4)					Outbuilding Total		32,965

Accpt Land 77,000 **Accepted Bldg** 93,000 **Total** 170,000

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	154	E 100	1,155	Avg.	62%	100%	100%	716
Open Shed	1983	1300	E 100	7,800	Avg.	77%	100%	100%	6,006
Open Shed	1900	180	E 100	1,080	Avg.	62%	100%	100%	670
Cover-It	2011	240	C 100	480	Avg.	94%	100%	100%	451
Box Trailer	1980	1	C 100	500	Avg.	75%	100%	100%	375
1,056 SFLA		56.47 = $/SFLA (4)					Outbuilding Total		8,218

Accpt Land 0 **Accepted Bldg** 8,000 **Total** 8,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	77,000	93,000	170,000	77,000	93,000	170,000
2	0	8,000	8,000	0	8,000	8,000
TOTAL	77,000	101,000	178,000	77,000	101,000	178,000

Map/Lot: R 7 24
Account: 1393 Card: 1 of 1 Location: 26 HANNA RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	08/01/2014
Sale Price	133,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	.		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.21	Acres-Road Frontage	3,000.00	630	100%		630
Total Acres 2.21		29,696.83 Per Acre		Land Total		65,630

Dwelling Description — **Replacement Cost New**

Ranch	One Story	816 Sqft	Grade C 110	Base	89,643
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,337
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Standard	Standard	Average	Basic	95,078

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	59,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1962	308	C 110	8,429	Avg.	63%	100%	100%	5,310
Enclosed Fr Porch	1962	80	C 110	4,033	Avg.	63%	100%	100%	2,541
Overhang	1962	9	C 110	342	Avg.	63%	100%	100%	215
Enclosed Fr Porch	1979	91	E 100	3,128	Avg.	74%	100%	100%	2,315
816 SFLA		73.41 = $/SFLA (4)				Outbuilding Total			10,381

Accpt Land	66,000	Accepted Bldg	70,000	Total	136,000

Map/Lot: R17 29
Account: 1394 Card: 1 of 1 Location: 2292 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved
170
171
Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.40	Acres-Road Frontage	3,000.00	4,200	100%		4,200
27.60	Acres-Back Land	500.00	13,800	100%		13,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Under Water	.00		100%		0
Total Acres 32.00		1,812.50 Per Acre		Land Total		58,000

Dwelling Description

				Replacement Cost New	
Salt Box	One & 3/4 Story	532 Sqft	Grade E 100	Base	68,446
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
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
1989	0	Standard	Standard	Average	Basic	65,438

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	52,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1989	280	E 100	11,176	Avg.	80%	100%	100%	8,941
1.75 Att Gar	1989	1012	E 100	22,930	Avg.	80%	100%	100%	18,344
931 SFLA		56.23 = $/SFLA (4)					Outbuilding Total		27,285

Accpt Land 58,000 **Accepted Bldg** 80,000 **Total** 138,000

Map/Lot: R 8 27
Account: 1395 Card: 1 of 1 Location: 2208 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	180

Sale Data

Sale Date	10/01/1998
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
161.00	Acres-Back Land	500.00	80,500	100%		80,500
12.00	Acres-Wasteland/Bog	100.00	1,200	100%		1,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 175.00		709.71 Per Acre		Land Total		124,200

Dwelling Description **Replacement Cost New**

Contemporary	One Story	960 Sqft	Grade C 110	Base	99,578
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Radiant	Cooling	0% None	Heat	2,196
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	106,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	85,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1988	1	C 110	2,200	Avg.	80%	100%	100%	1,760
Deck	1988	832	C 110	8,237	Avg.	80%	100%	100%	6,590
2 Shed	1988	160	C 110	2,851	Avg.	80%	100%	100%	2,281
Patio	1988	120	C 110	639	Avg.	80%	100%	100%	511
Shed	1988	80	C 110	880	Avg.	80%	100%	100%	704
960 SFLA		88.70 = $/SFLA (4)					Outbuilding Total		11,846

Accpt Land 124,000 **Accepted Bldg** 97,000 **Total** 221,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	11/15/2016
Sale Price	49,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2016 (SPEAR)
Reference 2	FARMLAND 2016 (SPEAR)
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
31.00	Acres-Pasture F&O	350.00	10,850	100%		10,850
16.00	Acres-Under Water	.00		100%		0
Total Acres 47.00		230.85 Per Acre		Land Total		10,850

Accpt Land	11,000	**Accepted Bldg**	0	**Total**	11,000

Map/Lot: R 4 32-14
Account: 1397 Card: 1 of 1 Location: 246 KALERS POND RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Septic System
Street Right-Of-Way

Sale Data

Sale Date	10/01/1995
Sale Price	44,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Baselot (Frct)	65,887.48	42,827	110%		47,110
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.65		97,092.31 Per Acre			Land Total	63,110

Dwelling Description **Replacement Cost New**

Ranch	One & 1/2 Story	528 Sqft	Grade SC100	Base	60,215
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,986
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,188
Rooms	3				
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	Standard	Standard	Average	Basic	56,041

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	41,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1979	60	C 100	540	Avg.	74%	100%	100%	400
Deck	1996	32	C 100	288	Avg.	85%	100%	100%	245
Open Fr Porch	1996	96	C 100	2,273	Avg.	85%	100%	100%	1,932
792 SFLA		52.36 = $/SFLA (4)					Outbuilding Total		2,577

Accpt Land 63,000 **Accepted Bldg** 44,000 **Total** 107,000

Map/Lot: R 8 14
Account: 1398 Card: 1 of 2 Location: 335 MAYO RD

Neighborhood 16	River Tidal 2
Tree Growth	1984
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Reference 1	FARMLAND 1994
Reference 2	OPEN SPACE 1994
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
2.00	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	200%		40,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
Total Acres 16.00		25,937.50 Per Acre		Land Total		415,000

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,036 Sqft	Grade B 100	Base	202,954
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,156
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,470
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	201,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	137,308

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	975	B 100	68,495	Good	68%	100%	100%	46,577
Bay Window	1900	9	B 100	1,521	Good	68%	100%	100%	1,034
1 Fr	1900	396	B 100	27,819	Good	68%	100%	100%	18,917
Open Fr Porch	1900	126	B 100	3,939	Good	68%	100%	100%	2,679
2.5 Barn	1900	1260	B 100	60,973	Good	68%	100%	100%	41,462
Shed	1900	144	B 100	1,901	Good	68%	100%	100%	1,293
Open Shed	1900	96	B 100	1,014	Good	68%	100%	100%	690
Cabin	1998	252	B 100	12,540	Good	90%	100%	100%	11,286
Enclosed Fr Porch	1998	189	B 100	11,434	Good	90%	100%	100%	10,291
Shed	1900	160	B 100	2,112	Good	68%	100%	100%	1,436
2,072 SFLA		66.27 = $/SFLA (4)				Outbuilding Total			135,665

Accpt Land 415,000 **Accepted Bldg** 273,000 **Total** 688,000

Neighborhood 16	River Tidal 2
Tree Growth	1984
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Reference 1	FARMLAND 1994
Reference 2	OPEN SPACE 1994
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3,200	$/LF -Water Frontage	150.00	480,000	30%	Restrictio	144,000
34.00	Acres-Water Acreage	.00		100%		0
14.00	Acres-Back Land	500.00	7,000	30%	Restrictio	2,100
20.00	Acres-Pasture F&O	350.00	7,000	100%		7,000
1.00	Acres-Softwood F&O	337.00	337	100%		337
14.00	Acres-Hardwood F&O	263.00	3,682	100%		3,682
Total Acres 83.00		1,893.00 Per Acre			Land Total	157,119

Dwelling Description **Replacement Cost New**

Ranch	One Story	817 Sqft	Grade B 100	Base	107,654
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-8,131
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-2,157
Rooms	3				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	None	Good	Basic	99,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	75,849

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1970	312	B 100	3,707	Good	76%	100%	100%	2,817
Dock	2002	40	C 100	610	Avg.	89%	100%	100%	543
Ramp	2002	120	C 100	2,700	Avg.	89%	100%	100%	2,403
Float	2002	192	C 100	7,056	Avg.	89%	100%	100%	6,280
Shed	2012	200	B 100	2,640	Good	97%	100%	100%	2,561
817 SFLA		92.84 = $/SFLA (4)					Outbuilding Total		14,604

Accpt Land	157,000	Accepted Bldg	90,000	Total	247,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	415,000	273,000	688,000	415,000	273,000	688,000
2	157,000	90,000	247,000	157,000	90,000	247,000
TOTAL	572,000	363,000	935,000	572,000	363,000	935,000

Map/Lot: R18 28A
Account: 1399 Card: 1 of 1 Location: 55 HOAK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1996 ASTRO 14 X 56
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1996	14X52	C 100	31,148	Avg.	51%	100%	100%	15,885
Deck	1994	96	E 100	648	Avg.	84%	100%	100%	544
Deck	1994	80	E 100	540	Avg.	84%	100%	100%	454
728 SFLA		104.10 = $/SFLA (4)				Outbuilding Total			16,883

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Map/Lot: U 1 11
Account: 1400 Card: 1 of 1 Location: 638 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1989
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.98	Acres-Road Frontage	3,000.00	8,940	100%		8,940
24.01	Acres-Back Land	500.00	12,005	100%		12,005
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 28.99		2,964.64 Per Acre		Land Total		85,945

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	950 Sqft	Grade B 100	Base	150,349
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	154,071

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	104,768

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	336	B 100	23,604	Good	68%	100%	100%	16,051
1 Fr	1800	196	B 100	13,769	Good	68%	100%	100%	9,363
Att Gar	1800	440	B 100	12,185	Good	68%	100%	100%	8,286
1.75 Gar	1980	768	C 100	27,510	Avg.	75%	100%	100%	20,632
Shed	1980	280	C 100	2,800	Avg.	75%	100%	100%	2,100
1.75 Gar	1980	448	C 100	16,047	Avg.	75%	100%	100%	12,035
Deck	2006	48	B 100	570	Good	94%	100%	100%	536
Deck	2006	112	B 100	1,331	Good	94%	100%	100%	1,251
1,425 SFLA		73.52 = $/SFLA (4)					Outbuilding Total		70,254

Accpt Land 86,000 **Accepted Bldg** 175,000 **Total** 261,000

Map/Lot: R18 22
Account: 1401 Card: 1 of 1 Location: 350 HOAK RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
15.00	Acres-Back Land	500.00	7,500	100%		7,500
Total Acres 20.00		1,725.00 Per Acre			Land Total	34,500

Accpt Land 35,000 **Accepted Bldg** 0 **Total** 35,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	None
Street	None

Sale Data

Sale Date	10/07/2009
Sale Price	100,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	20%	Unimproved	15,000
550	$/LF -Water Frontage	150.00	82,500	20%	Unimproved	16,500
2.00	Acres-Water Acreage	.00		100%		0
Total Acres 4.00		7,875.00 Per Acre		Land Total		31,500

Accpt Land 32,000 **Accepted Bldg** 0 **Total** 32,000

Map/Lot: R14 45
Account: 1403 Card: 1 of 1 Location: 600 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/24/2018
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.20	Acres-Road Frontage	3,000.00	12,600	100%		12,600
13.80	Acres-Landlocked/Rear	200.00	2,760	100%		2,760
22.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 42.00		1,318.10 Per Acre		Land Total		55,360

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	644 Sqft	Grade C 100	Base	89,526
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1839	2018	Standard	Standard	Average	Basic	91,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	50%	100%	28,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1839	416	C 100	35,863	Avg.	62%	50%	100%	11,118
(U)Basement	1839	416	C 100	6,656	Avg.	62%	50%	100%	2,064
Deck	1839	340	C 100	3,060	Avg.	62%	100%	100%	1,897
1.5 Shed	1839	480	C 100	6,096	Avg.	62%	50%	100%	1,890
1.5 Barn	1839	891	C 100	21,268	Avg.	62%	50%	100%	6,593
(U)Basement	1839	891	C 100	14,256	Avg.	62%	50%	100%	4,420
966 SFLA		29.46 = $/SFLA (4)				Outbuilding Total			27,982

Accpt Land 55,000 **Accepted Bldg** 56,000 **Total** 111,000

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
3.50	Acres-Road Frontage	3,000.00	10,500	100%		10,500
8.50	Acres-Back Land	500.00	4,250	100%		4,250
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 16.00		4,371.88 Per Acre			Land Total	69,950

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,288 Sqft	Grade C 110	Base	120,996
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,431
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	840 Sqft, Grade E	Basement Gar	1 CAR	Fin Bsmt	14,168
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,111
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
1969	0	Standard	Standard	Average	Basic	138,706

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	94,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1969	196	C 110	1,940	Avg.	68%	100%	100%	1,319
Gar	1991	672	E 100	12,539	Avg.	82%	100%	100%	10,282
Shed	1900	300	E 100	2,250	Poor	46%	100%	100%	1,035
Shed	1900	276	E 100	2,070	Poor	46%	100%	100%	952
1,288 SFLA		73.23 = $/SFLA (4)					Outbuilding Total		13,588

Accpt Land 70,000 **Accepted Bldg** 108,000 **Total** 178,000

Map/Lot: R 6 17
Account: 1405 Card: 1 of 1 Location: 478 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	07/01/2014
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
3.74	Acres-Back Land	500.00	1,870	100%		1,870
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.74		7,337.98 Per Acre		Land Total		42,120

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	576 Sqft	Grade C 100	Base	95,235
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-343
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
1988	0	Standard	Standard	Average	Basic	90,549

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	72,439

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	80	C 100	720	Avg.	80%	100%	100%	576
1,008 SFLA		71.86 = $/SFLA (4)				Outbuilding Total			576

Accpt Land 42,000 **Accepted Bldg** 73,000 **Total** 115,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/14/2006
Sale Price	33,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
1.22	Acres-Wasteland/Bog	100.00	122	100%		122
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.47		11,778.67 Per Acre			Land Total	40,872

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,232 Sqft	Grade D 100	Base	89,476
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,803
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,232	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Average	Basic	84,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	77,319

Accpt Land	41,000	Accepted Bldg	77,000	Total	118,000

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/16/2018
Sale Price	208,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
6.09	Acres-Back Land	500.00	3,045	100%		3,045
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.09		7,174.91 Per Acre			Land Total	58,045

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,040 Sqft	Grade C 110	Base	104,057
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	260 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	6,768
Heating	100% Electric	Cooling	0% None	Heat	-389
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	113,538

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	88,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1975	15	C 110	2,112	Good	78%	100%	100%	1,647
Overhang	1975	14	C 110	532	Good	78%	100%	100%	415
Gar	1976	672	C 100	16,719	Good	79%	100%	100%	13,208
Deck	2006	266	C 110	2,633	Good	94%	100%	100%	2,475
1,040 SFLA		85.15 = $/SFLA (4)				Outbuilding Total			17,745

Accpt Land 58,000 **Accepted Bldg** 106,000 **Total** 164,000

Map/Lot: R15 11A
Account: 1408 Card: 1 of 1 Location: 1234 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/16/2007
Sale Price	185,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
11.50	Acres-Back Land	500.00	5,750	100%		5,750
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.00		3,150.00 Per Acre		Land Total		47,250

Dwelling Description **Replacement Cost New**

Bi Level	One Story	572 Sqft	Grade C 110	Base	72,809
Exterior	Wood 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	0
Fin. Basement Area	488 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,760
Heating	100% Electric	Cooling	0% None	Heat	-214
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	84,423

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	59,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1974	44	C 110	1,674	Avg.	71%	100%	100%	1,189
1 Fr	1974	676	C 110	39,575	Avg.	71%	100%	100%	28,098
Deck	1974	160	C 110	1,584	Avg.	71%	100%	100%	1,125
Shed	1989	448	E 100	3,360	Avg.	80%	100%	100%	2,688
Deck	2015	72	C 110	713	Avg.	97%	100%	100%	692
572 SFLA		104.79 = $/SFLA (4)				Outbuilding Total			33,792

Accpt Land 47,000 **Accepted Bldg** 94,000 **Total** 141,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1981 BURLINGTON 14 X 70
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.98	Acres-Road Frontage	3,000.00	2,940	100%		2,940
0.38	Acres-Back Land	500.00	190	100%		190
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.36		12,836.31 Per Acre		Land Total		43,130

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1981	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
Deck		1998	144	E 100	972	Fair	82%	100%	100%	797
MH Slab		1998	924	C 100	3,132	Fair	82%	100%	100%	2,568
Gar		1999	672	E 100	12,539	Avg.	87%	100%	100%	10,909
Deck		2008	48	E 100	324	Fair	90%	100%	100%	292
924 SFLA			86.24 = $/SFLA (4)					Outbuilding Total		34,313

Accpt Land 43,000 **Accepted Bldg** 34,000 **Total** 77,000

Map/Lot: R 9 12
Account: 1410 Card: 1 of 1 Location: 601 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1998
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	131,163	118,047	100%		118,047
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.90		170,052.22 Per Acre		Land Total		153,047

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,055 Sqft	Grade B 100	Base	161,389
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,111
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Good	Open	170,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	162,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2009	144	B 100	10,116	Good	95%	100%	100%	9,610
(U)Basement	2009	144	B 100	3,041	Good	95%	100%	100%	2,889
Gar	2008	272	B 100	8,932	Good	95%	100%	100%	8,485
1.5 Fr	2010	598	B 100	53,345	Good	96%	100%	100%	51,211
Open Fr Porch	2010	290	B 100	9,064	Good	96%	100%	100%	8,701
Open Fr Porch	2010	212	B 100	6,626	Good	96%	100%	100%	6,361
Deck	2010	40	B 100	475	Good	96%	100%	100%	456
1,582 SFLA		102.51 = $/SFLA (4)					Outbuilding Total		87,713

Accpt Land 153,000 **Accepted Bldg** 250,000 **Total** 403,000

Map/Lot: R23 7
Account: 1411 Card: 1 of 1 Location: 3391 WASHINGTON RD

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND LR
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1982
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
335	$/LF -Water Frontage	100.00	33,500	100%		33,500
3.35	Acres-Water Acreage	.00		100%		0
1.45	Acres-Road Frontage	3,000.00	4,350	100%		4,350
3.20	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 10.00		11,985.00 Per Acre		Land Total		119,850

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,304 Sqft	Grade C 110	Base	157,408
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Metal	Roof	1,449
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	1969	Standard	Standard	Average	Basic	159,653

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	119,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	100	C 110	5,854	Avg.	75%	100%	100%	4,390
Enclosed Fr Porch	1880	100	C 110	5,041	Avg.	75%	100%	100%	3,781
Open Fr Porch	1880	100	C 110	2,605	Avg.	75%	100%	100%	1,954
Deck	1880	240	C 110	2,376	Avg.	75%	100%	100%	1,782
Canopy	2006	480	E 100	3,168	Avg.	91%	100%	100%	2,883
1 Fr	2009	160	C 110	9,367	Avg.	93%	100%	100%	8,711
(U)Basement	2009	80	C 110	1,408	Avg.	93%	100%	100%	1,309
Open Fr Porch	2009	75	C 110	1,954	Avg.	93%	100%	100%	1,817
Gar	2015	3240	C 110	88,672	Avg.	97%	100%	100%	86,012
Canopy	2015	840	C 110	8,131	Avg.	97%	100%	100%	7,887
1,956 SFLA		61.22 = $/SFLA (4)				Outbuilding Total			120,526

Accpt Land 120,000 **Accepted Bldg** 240,000 **Total** 360,000

Map/Lot: U 1 10
Account: 1412 Card: 1 of 1 Location: 562 FRIENDSHIP RD

Neighborhood 5	Residential 2
Tree Growth	1982
Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1977
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1982		
Reference 2	TREE GROWTH 1982		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.09	Acres-Road Frontage	3,000.00	270	100%		270
14.91	Acres-Back Land	500.00	7,455	100%		7,455
40.00	Acres-Softwood TG	337.00	13,480	100%		13,480
22.00	Acres-Mixed Wood TG	408.00	8,976	100%		8,976
17.80	Acres-Hardwood TG	263.00	4,681	100%		4,681
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 96.80		799.19 Per Acre			Land Total	77,362

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,568 Sqft	Grade B 100	Base	168,145
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,607
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,084
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
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
2013	0	Standard	Standard	Average	Basic	177,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	170,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	88	E 100	660	Fair	54%	100%	100%	356
Cover-It	2013	240	C 100	480	Avg.	96%	100%	100%	461
Shed	2015	352	E 100	2,640	Avg.	97%	100%	100%	2,561
1,568 SFLA		108.71 = $/SFLA (4)					Outbuilding Total		3,378

Accpt Land	77,000	**Accepted Bldg**	174,000	**Total**	251,000

Map/Lot: R 1 92
Account: 1413 Card: 1 of 1 Location: 101 BUTTER POINT RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/19/2015
Sale Price	279,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	90%		112,500
50	$/LF -Water Frontage	150.00	7,500	20%		1,500
0.50	Acres-Water Acreage	.00		100%		0
0.83	Acres-Back Land	500.00	415	100%		415
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.83		73,450.82 Per Acre		Land Total		134,415

Dwelling Description **Replacement Cost New**

Log Home	One Story	816 Sqft	Grade B 100	Base	118,197
Exterior	Wood 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 Space	Basement	-5,073
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,605
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	1/2 Finished			Attic	18,925
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Good	Basic	141,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	100%	100%	125,537

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	278	B 100	3,303	Good	89%	100%	100%	2,940
Open Fr Porch	1997	140	B 100	4,376	Good	89%	100%	100%	3,895
1.5 Gar	1997	352	B 100	14,678	Good	89%	100%	100%	13,063
Carport	1997	176	B 100	2,265	Good	89%	100%	100%	2,016
2 Gar	2017	1088	B 100	57,877	Avg.	97%	100%	100%	56,141
Deck	2017	30	B 100	356	Avg.	97%	100%	100%	345
816 SFLA		153.84 = $/SFLA (4)				Outbuilding Total			78,400

Accpt Land 134,000 **Accepted Bldg** 204,000 **Total** 338,000

Map/Lot: R 2 67
Account: 1414 Card: 1 of 1 Location: 674 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1986
Sale Price	79,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
5.50	Acres-Back Land	500.00	2,750	100%		2,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.50		23,033.33 Per Acre		Land Total		172,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,335 Sqft	Grade C 100	Base	111,784
Exterior	Asbestos Siding	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	-5,033
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,989
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	Standard	Standard	Fair	Basic	113,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	61,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1954	105	C 100	4,812	Fair	54%	100%	100%	2,598
Enclosed Fr Porch	1954	462	C 100	21,173	Fair	54%	100%	100%	11,433
Shed	1954	54	E 100	405	Fair	54%	100%	100%	219
Gar	1954	576	E 100	10,748	Fair	54%	100%	100%	5,804
1,335 SFLA		45.79 = $/SFLA (4)					Outbuilding Total		20,054

Accpt Land 173,000 **Accepted Bldg** 81,000 **Total** 254,000

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/29/2016
Sale Price	479,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
79.00	Acres-Back Land	500.00	39,500	100%		39,500
4.00	Acres-Landlocked/Rear	200.00	800	100%		800
10.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 100.00		1,233.00 Per Acre		Land Total		123,300

Dwelling Description **Replacement Cost New**

Colonial	Two Story	819 Sqft	Grade B 100	Base	173,850
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	None	Basement	-8,151
Fin. Basement Area	200 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,360
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,222
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	14,890
Attic	None			Attic	0
FirePlaces	4			Fireplace	7,788
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1775	0	Standard	Standard	Good	Basic	194,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	132,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1775	972	B 100	68,284	Good	68%	100%	100%	46,433
(U)Basement	1775	972	B 100	20,529	Good	68%	100%	100%	13,960
(F)Attic	1775	972	B 100	32,076	Good	68%	100%	100%	21,812
Entry	2006	72	B 100	3,326	Good	94%	100%	100%	3,126
Sunspace	1980	176	B 100	12,371	Good	81%	100%	100%	10,021
Gar	2006	648	B 100	21,281	Good	94%	100%	100%	20,004
(F) Gar	2017	486	B 100	32,076	Good	98%	100%	100%	31,434
1,638 SFLA		80.94 = $/SFLA (4)					Outbuilding Total		146,790

Accpt Land 123,000 **Accepted Bldg** 279,000 **Total** 402,000

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/29/2016
Sale Price	479,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Dwelling Description

Cape Cod	One & 1/2 Story	595 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	85,623
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1989	0	Standard	Standard	Average	Basic	81,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	64,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	256	B 100	3,041	Avg.	87%	100%	100%	2,646
Entry	2000	30	B 100	1,386	Avg.	87%	100%	100%	1,206
892 SFLA		72.77 = $/SFLA (4)					Outbuilding Total		3,852

Accpt Land	0	**Accepted Bldg**	69,000	**Total**	69,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	123,000	279,000	402,000	123,000	279,000	402,000
2	0	69,000	69,000	0	69,000	69,000
TOTAL	123,000	348,000	471,000	123,000	348,000	471,000

Map/Lot: U 4 108
Account: 1416 Card: 1 of 2 Location: 39 MARBLE AVE

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/14/2016
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 5 5
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Baselot (Frct)	34,785.05	27,828	251%		69,848
9.00	# -Apartment	2,000.00	18,000	100%		18,000
2.00	# -Lot Imp PW/PS...	15,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.80		153,560.00 Per Acre		Land Total		122,848

Dwelling Description **Replacement Cost New**

Colonial	Two & 1/2 Story	1,575 Sqft	Grade E 100	Base	189,220
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	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	20				
Bedrooms	10	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	11,280
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	2001	Standard	Standard	Fair	Basic	200,500

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	102,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	75	E 100	1,332	Fair	54%	100%	100%	719
Open Fr Porch	1900	25	E 100	444	Fair	54%	100%	100%	240
Enclosed Fr Porch	1900	55	E 100	1,891	Fair	54%	100%	100%	1,021
1.75 Gar	1981	480	E 100	12,896	Fair	67%	100%	100%	8,640
3,938 SFLA		26.12 = $/SFLA (4)					Outbuilding Total		10,620

Accpt Land 123,000 **Accepted Bldg** 113,000 **Total** 236,000

Map/Lot: U 4 108
Account: 1416 Card: 2 of 2 Location: 39 MARBLE AVE

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/14/2016
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 5 5
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description **Replacement Cost New**

Colonial	Three Story	1,040 Sqft	Grade E 100	Base	164,552
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,487
Rooms	18				
Bedrooms	6	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	14,100
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	1999	Standard	Standard	Fair	Basic	182,139

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	122,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1981	20	E 100	688	Fair	67%	100%	100%	461
Deck	2013	176	E 100	1,188	Fair	94%	200%	100%	2,234
Deck	2013	144	E 100	972	Fair	94%	100%	100%	914
3,120 SFLA		39.11 = $/SFLA (4)					Outbuilding Total		3,609

Accpt Land 0 **Accepted Bldg** 126,000 **Total** 126,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	123,000	113,000	236,000	123,000	113,000	236,000
2	0	126,000	126,000	0	126,000	126,000
TOTAL	123,000	239,000	362,000	123,000	239,000	362,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1991
Sale Price	84,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot (Frct)	21,279.66	14,470	100%		14,470
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.68		50,691.18 Per Acre		Land Total		34,470

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	600 Sqft	Grade C 100	Base	108,368
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	110,248

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	84,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1983	75	C 100	2,594	Avg.	77%	100%	100%	1,997
Overhang	1983	75	C 100	2,594	Avg.	77%	100%	100%	1,997
Deck	1983	50	C 100	450	Avg.	77%	100%	100%	347
Gar	1984	624	E 100	11,644	Avg.	77%	100%	100%	8,966
Entry	1985	100	C 100	3,500	Avg.	78%	100%	100%	2,730
Deck	1985	418	C 100	3,762	Avg.	78%	100%	100%	2,934
1 Fr	1993	280	C 100	14,902	Avg.	83%	100%	100%	12,369
Gar	2007	576	C 100	14,331	Avg.	92%	100%	100%	13,185
1,200 SFLA		70.74 = $/SFLA (4)				Outbuilding Total			44,525

Accpt Land 34,000 **Accepted Bldg** 129,000 **Total** 163,000

Map/Lot: R17 54A
Account: 1418 Card: 1 of 1 Location: 96 TEDDY BEAR LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/09/2010
Sale Price	135,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.01		18,920.40 Per Acre		Land Total		38,030

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	1,080 Sqft	Grade D 100	Base	117,060
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,366
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,948
Attic	None			Attic	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	Standard	Standard	Average	Basic	116,534

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	94,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1990	300	D 100	2,268	Avg.	81%	100%	100%	1,837
Sunspace	1990	150	D 100	6,710	Avg.	81%	100%	100%	5,435
Gar	1996	672	E 100	12,539	Avg.	85%	100%	100%	10,658
1,890 SFLA		49.94 = $/SFLA (4)				Outbuilding Total			17,930

Accpt Land 38,000 **Accepted Bldg** 112,000 **Total** 150,000

Map/Lot: U 9 45
Account: 1419 Card: 1 of 1 Location: 11 DEPOT ST

Neighborhood 4 Village .5

Sale Data

Sale Date	11/01/1976
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Baselot (Frct)	56,478.62	19,768	100%		19,768
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.35		99,337.14 Per Acre		Land Total		34,768

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	83,669
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-6,515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,287
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
1970	0	Standard	Standard	Average	Basic	78,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	53,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1970	18	C 100	426	Avg.	68%	100%	100%	290
Gar	1970	322	E 100	6,008	Avg.	68%	100%	100%	4,085
Canopy	1970	230	E 100	1,518	Avg.	68%	100%	100%	1,032
Deck	1993	144	E 100	972	Avg.	83%	100%	100%	807
Shed	2004	100	E 100	750	Avg.	90%	100%	100%	675
864 SFLA		61.74 = $/SFLA (4)					Outbuilding Total		6,889

Accpt Land 35,000 **Accepted Bldg** 60,000 **Total** 95,000

Map/Lot: R 4 31
Account: 1420 Card: 1 of 1 Location: 314 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Sale Data

Sale Date	07/24/2017
Sale Price	90,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.42	Acres-Road Frontage	3,000.00	1,260	100%		1,260
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.42		19,219.01 Per Acre		Land Total		46,510

Dwelling Description **Replacement Cost New**

Ranch	One Story	868 Sqft	Grade C 100	Base	83,917
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,293
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	88,030

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	59,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1969	56	C 100	1,326	Avg.	68%	100%	100%	902
Overhang	1969	24	C 100	830	Avg.	68%	200%	100%	1,128
Shed	1969	256	E 100	1,920	Fair	57%	100%	100%	1,094
1 Fr	2007	720	C 100	38,318	Avg.	92%	100%	100%	35,253
868 SFLA		68.96 = $/SFLA (4)				Outbuilding Total			38,377

Accpt Land 47,000 **Accepted Bldg** 98,000 **Total** 145,000

Map/Lot: R17 27A
Account: 1421 Card: 1 of 1 Location: 2346 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.10	Acres-Back Land	500.00	1,550	100%		1,550
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.10		10,500.00 Per Acre		Land Total		53,550

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	952 Sqft	Grade C 110	Base	158,153
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,121
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	166,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	146,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1991	384	E 100	2,592	Avg.	82%	100%	100%	2,125
Deck	1991	32	E 100	216	Avg.	82%	100%	100%	177
Shed	1991	64	E 100	480	Avg.	82%	100%	100%	394
MH Slab	1999	1022	C 100	3,465	Avg.	87%	100%	100%	3,015
Deck	2007	90	C 100	810	Avg.	92%	100%	100%	745
Open Fr Porch	2007	60	C 100	1,421	Avg.	92%	100%	100%	1,307
1 Fr	2007	274	C 100	14,582	Avg.	92%	100%	100%	13,415
Gar	2007	832	C 100	20,700	Avg.	92%	100%	100%	19,044
(F) Gar	2007	416	C 100	20,800	Avg.	92%	100%	100%	19,136
1,904 SFLA		76.93 = $/SFLA (4)					Outbuilding Total		59,358

Accpt Land 54,000 **Accepted Bldg** 206,000 **Total** 260,000

Map/Lot: R 2 36
Account: 1422 Card: 1 of 1 Location: 189 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2011
Sale Price	1,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	1973 WESTBROOK 12 X 64
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Westbrook ...M/H	1973	12X60	C 100	33,120	Poor	30%	50%	100%	4,968
720 SFLA		210.33 = $/SFLA (4)					Outbuilding Total		4,968

Accpt Land	0	**Accepted Bldg**	5,000	**Total**	5,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	05/01/1977
Sale Price	1,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.47	Acres-Back Land	500.00	5,735	100%	Unimproved	5,735
Total Acres 11.47		500.00 Per Acre			Land Total	5,735

Accpt Land	6,000	**Accepted Bldg**	0	**Total**	6,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/28/2003
Sale Price	63,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.28	Acres-Baselot (Frct)	30,750.81	39,361	44%		17,319
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.28		29,155.47 Per Acre		Land Total		37,319

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	744 Sqft	Grade C 100	Base	109,314
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-4,204
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Average	Basic	105,110

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	65,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	63	C 100	2,887	Avg.	62%	100%	100%	1,790
Deck	1995	144	C 100	1,296	Avg.	84%	100%	100%	1,089
Shed	1992	64	E 100	480	Avg.	82%	100%	100%	394
1.75 Gar	1995	576	E 100	15,474	Avg.	84%	100%	100%	12,998
Shed	1940	533	E 100	3,998	Fair	54%	100%	100%	2,159
1,302 SFLA		50.05 = $/SFLA (4)				Outbuilding Total			18,430

Accpt Land	37,000	**Accepted Bldg**	84,000	**Total**	121,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/18/2004
Sale Price	98,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.02	Acres-Baselot (Frct)	16,021.42	16,342	100%		16,342
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.02		35,629.41 Per Acre		Land Total		36,342

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	672 Sqft	Grade C 100	Base	102,876
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	102,876

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	82,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	80	C 100	720	Avg.	80%	100%	100%	576
1,176 SFLA		69.98 = $/SFLA (4)				Outbuilding Total			576

Accpt Land	36,000	**Accepted Bldg**	83,000	**Total**	119,000

Map/Lot: R 5 58
Account: 1426 Card: 1 of 1 Location: 878 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	100%		43,888
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		34,721.74 Per Acre		Land Total		63,888

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 100	Base	97,079
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Standard	Standard	Average	Basic	100,804

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,498

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed M Porch	1960	24	C 100	1,254	Avg.	62%	100%	100%	777
Shed	2016	224	C 100	2,240	Avg.	97%	100%	100%	2,173
768 SFLA		81.38 = $/SFLA (4)					Outbuilding Total		2,950

Accpt Land 64,000 **Accepted Bldg** 65,000 **Total** 129,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/21/2012
Sale Price	88,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 17 70 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
9.50	Acres-Back Land	500.00	4,750	100%		4,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.00		4,062.50 Per Acre			Land Total	48,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	912 Sqft	Grade C 100	Base	124,335
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1988	Standard	Standard	Good	Basic	124,335

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	84,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1930	576	E 100	10,748	Fair	54%	100%	100%	5,804
Deck	2015	200	C 100	1,800	Avg.	97%	100%	100%	1,746
1,596 SFLA		52.97 = $/SFLA (4)				Outbuilding Total			7,550

Accpt Land	49,000	Accepted Bldg	92,000	Total	141,000

Map/Lot: R 1 6
Account: 1428 Card: 1 of 1 Location: 130 BROAD COVE RD E

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1981
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.37	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
158	$/LF -Water Frontage	150.00	23,700	100%		23,700
Total Acres 0.87		193,908.05 Per Acre		Land Total		168,700

Dwelling Description **Replacement Cost New**

Ranch	One Story	448 Sqft	Grade C 110	Base	64,254
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-986
Rooms	2				
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
1985	0	Standard	Standard	Average	Basic	59,552

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	46,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1985	350	C 110	26,018	Avg.	78%	100%	100%	20,294
Deck	1985	111	C 110	1,099	Avg.	78%	100%	100%	857
Deck	1985	264	C 110	2,614	Avg.	78%	100%	100%	2,039
Shed	2000	96	E 100	720	Avg.	87%	100%	100%	626
Shed	2000	112	E 100	840	Avg.	87%	100%	100%	731
448 SFLA		103.69 = $/SFLA (4)				Outbuilding Total			24,547

Accpt Land 169,000 **Accepted Bldg** 71,000 **Total** 240,000

Map/Lot: R17 27
Account: 1429 Card: 1 of 1 Location: 2312 WINSLOWS MILLS RD

Neighborhood 2	Rural Paved 2
Tree Growth	2006
Zoning/Use	RURAL SHORELAND RP
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/26/2003
Sale Price	135,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2006 (CUNNINGHAM)
Reference 2	FARMLAND 2006 (CUNNINGHAM)
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Pasture F&O	350.00	350	100%		350
33.00	Acres-Mixed Wood F&O	408.00	13,464	100%		13,464
7.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 43.00		1,251.49 Per Acre			Land Total	53,814

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	972 Sqft	Grade C 100	Base	145,788
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,897
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	153,385

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	147,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
Shed	2015	64	E 100	480	Avg.	97%	100%	100%	466
Deck	2017	240	C 100	2,160	Avg.	97%	100%	100%	2,095
1.75 Gar	2017	896	C 100	32,095	Avg.	97%	100%	100%	31,132
1,944 SFLA		75.75 = $/SFLA (4)					Outbuilding Total		34,159

Accpt Land	54,000	Accepted Bldg	181,000	Total	235,000

Map/Lot: R 6 19- 3
Account: 1430 Card: 1 of 1 Location: 526 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1995
Sale Price	49,368
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1988 HOLLYPARK 14 X 72		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Baselot (Frct)	19,685.73	14,961	100%		14,961
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.76		46,001.32 Per Acre		Land Total		34,961

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holly Park M/H	1988	14X68	A 100	50,864	Avg.	51%	100%	100%	25,941
Shed	1988	100	E 100	750	Fair	73%	100%	100%	548
Gar	1993	672	E 100	12,539	Avg.	83%	100%	100%	10,407
Shed	1993	121	E 100	908	Avg.	83%	100%	100%	754
Deck	1996	128	C 100	1,152	Avg.	85%	100%	100%	979
Enclosed Fr Porch	2001	174	C 100	7,974	Avg.	88%	100%	100%	7,017
Enclosed Fr Porch	2005	130	E 100	4,468	Avg.	91%	100%	100%	4,066
952 SFLA		181.92 = $/SFLA (4)				Outbuilding Total			49,712

Accpt Land	35,000	**Accepted Bldg**	50,000	**Total**	85,000

Map/Lot: R18 60B
Account: 1431 Card: 1 of 1 Location: 531 REEF RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1998
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1971 WINDSOR 12X68
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.87	Acres-Back Land	500.00	435	100%		435
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.87		13,391.99 Per Acre		Land Total		38,435

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Windsor	M/H	1971	12X65	B 100	41,210	Avg.	51%	100%	100%	21,017
MH Slab		1971	780	C 100	2,644	Avg.	69%	100%	100%	1,824
MH Tipout		1971	33	E 100	671	Avg.	69%	100%	100%	463
Entry		1971	80	E 100	2,100	Avg.	69%	100%	100%	1,449
Gar		1971	528	E 100	9,853	Avg.	69%	100%	100%	6,799
780 SFLA			132.46 = $/SFLA (4)				Outbuilding Total			31,552

Accpt Land 38,000 **Accepted Bldg** 32,000 **Total** 70,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellNone
Street Paved

Sale Data

Sale Date	07/18/2008
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre			Land Total	36,245

Dwelling Description **Replacement Cost New**

Ranch	One Story	924 Sqft	Grade C 100	Base	87,395
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	2007	Standard	Standard	Good	Basic	87,395

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	70%	100%	100%	61,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1958	35	C 100	1,225	Good	70%	100%	100%	857
Gar	1989	528	E 100	9,853	Avg.	80%	100%	100%	7,882
924 SFLA		66.21 = $/SFLA (4)					Outbuilding Total		8,739

Accpt Land 36,000 **Accepted Bldg** 70,000 **Total** 106,000

Map/Lot: U 4 64
Account: 1433 Card: 1 of 1 Location: 58 SCHOOL ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	03/09/2018
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Frct)	93,289.16	21,457	100%		21,457
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.23		158,508.70 Per Acre		Land Total		36,457

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	594 Sqft	Grade C 100	Base	84,698
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-2,239
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1850	0	Standard	Standard	Average	Basic	82,459

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	48,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	490	C 100	26,078	Avg.	62%	100%	100%	16,168
(U)Attic	1850	490	C 100	4,410	Avg.	62%	100%	100%	2,734
Deck	1850	60	C 100	540	Avg.	62%	100%	100%	335
1.5 Barn	1850	546	C 100	13,033	Avg.	62%	100%	100%	8,080
Shed	1850	80	E 100	600	Poor	46%	100%	100%	276
891 SFLA		54.51 = $/SFLA (4)				Outbuilding Total			27,593

Accpt Land 36,000 **Accepted Bldg** 76,000 **Total** 112,000

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	10
	9911
Reference 1	FARMLAND 2014
Reference 2	FARMLAND 2014
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 8

Sale Data

Sale Date	02/14/2014
Sale Price	395,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	90%		54,000
5.00	Acres-Crop/Blueberry F&O	450.00	2,250	100%		2,250
30.00	Acres-Pasture F&O	350.00	10,500	100%		10,500
1.00	acres-Orchard/Nursey Stock	650.00	650	100%		650
12.00	Acres-Hardwood F&O	263.00	3,156	100%		3,156
19.39	Acres-Wasteland/Bog	100.00	1,939	100%		1,939
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 69.39		1,332.97 Per Acre			Land Total	92,495

Dwelling Description — **Replacement Cost New**

Gambrel	Two Story	1,008 Sqft	Grade C 100	Base	147,910
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,004
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	Standard	Standard	Fair	Basic	151,854

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	82,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	320	C 100	17,030	Fair	54%	100%	100%	9,196
Entry	1900	143	C 100	5,005	Fair	54%	100%	100%	2,703
(U)Basement	1900	143	C 100	2,288	Fair	54%	100%	100%	1,236
2.5 Barn	1900	1200	E 100	32,994	Fair	54%	100%	100%	17,817
Shed	1900	628	E 100	4,710	Fair	54%	100%	100%	2,543
Shed	1900	750	E 100	5,625	Fair	54%	100%	100%	3,038
Shed	1900	49	E 100	368	Fair	54%	100%	100%	199
2 Shed	1900	1161	E 100	14,106	Poor	46%	20%	100%	1,298
Manu 16	1900	925	C 100	48,479	Avg.	80%	100%	100%	38,783
2 Shed	1900	1464	E 100	17,788	Fair	54%	100%	100%	9,606
2,016 SFLA		40.68 = $/SFLA (4)				Outbuilding Total			86,419

Accpt Land 92,000 **Accepted Bldg** 168,000 **Total** 260,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	08/01/2001
Sale Price	79,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Baselot (Frct)	45,589.76	50,149	119%		59,677
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	90%		18,000
Total Acres 1.10		70,615.45 Per Acre		Land Total		77,677

Dwelling Description **Replacement Cost New**

Ranch	One Story	576 Sqft	Grade SC75	Base	36,637
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-648
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	Standard	Average	Basic	33,546

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	22,811

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1970	144	C 100	6,600	Avg.	68%	100%	100%	4,488
Deck	1970	300	E 100	2,025	Avg.	68%	100%	100%	1,377
Shed	1970	48	E 100	360	Fair	58%	100%	100%	209
576 SFLA		39.60 = $/SFLA (4)				Outbuilding Total			6,074

Accpt Land 78,000 **Accepted Bldg** 29,000 **Total** 107,000

Map/Lot: U10 31
Account: 1436 Card: 1 of 1 Location: 170 KALERS CORNER ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/20/2018
Sale Price	102,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Baselot (Frct)	62,913.92	18,874	100%		18,874
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.30		112,913.33 Per Acre		Land Total		33,874

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	776 Sqft	Grade C 100	Base	99,050
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	784
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-4,384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Average	Basic	95,450

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1890	40	C 100	1,833	Avg.	62%	100%	100%	1,136
Open Fr Porch	1890	15	C 100	355	Avg.	62%	100%	100%	220
Gar	1890	440	E 100	8,210	Fair	54%	100%	100%	4,433
Shed	1890	180	E 100	1,350	Fair	54%	100%	100%	729
Shed	1890	144	E 100	1,080	Fair	54%	100%	100%	583
1,164 SFLA		50.84 = $/SFLA (4)				Outbuilding Total			7,101

Accpt Land 34,000 **Accepted Bldg** 66,000 **Total** 100,000

Map/Lot: U 4 82
Account: 1437 Card: 1 of 1 Location: 1060 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/1980
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.33	Acres-Road Frontage	3,000.00	990	100%		990
Total Acres 0.58		65,500.00 Per Acre		Land Total		37,990

Dwelling Description **Replacement Cost New**

Colonial	Two Story	945 Sqft	Grade C 100	Base	144,507
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	149,172

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	92,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1880	714	C 100	61,554	Avg.	62%	100%	100%	38,163
(U)Basement	1880	714	C 100	11,424	Avg.	62%	100%	100%	7,083
Enclosed Fr Porch	1880	55	C 100	2,521	Avg.	62%	100%	100%	1,563
Enclosed Fr Porch	1990	80	C 100	3,666	Avg.	81%	100%	100%	2,969
Deck	1880	88	C 100	792	Avg.	62%	100%	100%	491
Deck	1880	210	C 100	1,890	Avg.	62%	100%	100%	1,172
1.5 Gar	1990	480	C 100	15,163	Avg.	81%	100%	100%	12,282
1,890 SFLA		48.93 = $/SFLA (4)				Outbuilding Total			63,723

Accpt Land 38,000 **Accepted Bldg** 156,000 **Total** 194,000

Map/Lot: R 5 46A
Account: 1438 Card: 1 of 1 Location: 500 OLD COUNTY RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	06/11/2013
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	30%	Size/Shape	9,000
2.75	Acres-Back Land	500.00	1,375	100%		1,375
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.75		3,415.25 Per Acre			Land Total	50,375

Dwelling Description **Replacement Cost New**

Ranch	One Story	576 Sqft	Grade E 100	Base	49,340
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
2014	0	Standard	Standard	Average	Basic	49,340

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	47,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	2014	192	E 100	2,074	Avg.	96%	80%	100%	1,593
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
1 Fr	2016	336	E 100	13,412	Avg.	97%	100%	100%	13,010
Cabin	2016	256	E 100	7,238	Avg.	97%	70%	100%	4,915
(F)Attic	2016	192	E 100	3,600	Avg.	97%	70%	100%	2,444
Deck	2017	288	E 100	1,944	Avg.	97%	100%	100%	1,886
Shed	2017	256	E 100	1,920	Avg.	97%	40%	100%	745
Camper Trailer	1980	8X31	C 100	13,826	Poor	30%	20%	100%	830
Shed	2017	80	E 100	600	Avg.	97%	100%	100%	582
Camper Trailer	1980	8X35	C 100	15,610	Poor	30%	20%	100%	937
1,104 SFLA		42.90 = $/SFLA (4)				Outbuilding Total			27,291

Accpt Land 50,000 **Accepted Bldg** 75,000 **Total** 125,000

Map/Lot: R16 66
Account: 1439 Card: 1 of 1 Location: 736 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.82	Acres-Baselot (Frct)	10,682.45	19,442	100%		19,442
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.82		21,671.43 Per Acre		Land Total		39,442

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,260 Sqft	Grade E 100	Base	81,193
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	954
					0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	-3,563
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1965	0	Standard	Standard	Fair	Basic	78,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	42,435

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1965	100	E 100	2,594	Fair	54%	100%	100%	1,401
Shed	1965	144	E 100	1,080	Fair	54%	100%	100%	583
Shed	2010	120	E 100	900	Avg.	94%	100%	100%	846
Shed	2015	240	E 100	1,800	Avg.	97%	50%	100%	873
Shed	2016	192	C 100	1,920	Avg.	97%	100%	100%	1,862
Open Fr Porch	2016	48	C 100	1,137	Avg.	97%	100%	100%	1,103
1,260 SFLA		33.68 = $/SFLA (4)				Outbuilding Total			6,668

Accpt Land 39,000 **Accepted Bldg** 49,000 **Total** 88,000

Map/Lot: R13 34- 1
Account: 1440 Card: 1 of 1 Location: 13 BOWDEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/02/2009
Sale Price	167,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Acres-Baselot (Frct)	10,403.94	19,663	100%		19,663
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.89		20,985.71 Per Acre		Land Total		39,663

Dwelling Description **Replacement Cost New**

Log Home	One Story	1,128 Sqft	Grade C 100	Base	122,075
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1128 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,816
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	149,711

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	130,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1999	96	C 100	2,273	Avg.	87%	100%	100%	1,978
Gar	1999	864	C 100	21,496	Avg.	87%	100%	100%	18,702
Deck	2003	480	C 100	4,320	Avg.	89%	100%	100%	3,845
Cover-It	2017	240	C 100	480	Avg.	97%	100%	100%	466
1,128 SFLA		115.47 = $/SFLA (4)				Outbuilding Total			24,991

Accpt Land 40,000 **Accepted Bldg** 155,000 **Total** 195,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1997
Sale Price	69,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.98	Acres-Road Frontage	3,000.00	8,940	100%		8,940
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.98		9,827.31 Per Acre			Land Total	48,940

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	840 Sqft	Grade C 100	Base	82,999
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,252
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,759
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Standard	Standard	Fair	Basic	99,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	53,767

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	230	C 100	12,241	Fair	54%	100%	100%	6,610
1 Fr	1820	715	C 100	38,052	Fair	54%	100%	100%	20,548
Enclosed Fr Porch	1820	36	C 100	1,650	Fair	54%	100%	100%	891
Shed	1820	264	C 100	2,640	Fair	54%	100%	100%	1,426
1.5 Shed	1820	465	C 100	5,906	Fair	54%	100%	100%	3,189
Open Fr Porch	1820	220	C 100	5,210	Fair	54%	100%	100%	2,813
Gar	1820	600	E 100	11,196	Fair	54%	100%	100%	6,046
840 SFLA		64.01 = $/SFLA (4)					Outbuilding Total		41,523

Accpt Land 49,000 **Accepted Bldg** 95,000 **Total** 144,000

Map/Lot: R 8 2
Account: 1442 Card: 1 of 1 Location: 130 APPLE BARN LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	12/01/1994
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
116.50	Acres-Back Land	500.00	58,250	100%		58,250
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
Total Acres 126.50		609.09 Per Acre		Land Total		77,050

Accpt Land 77,000 **Accepted Bldg** 0 **Total** 77,000

Map/Lot: R 8 2- 5
Account: 1443 Card: 1 of 1 Location: 81 APPLE BARN LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/28/2007
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.35	Acres-Road Frontage	3,000.00	1,050	100%		1,050
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.35		16,617.02 Per Acre		Land Total		39,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,432 Sqft	Grade C 110	Base	187,913
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,107
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	8,272
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Average	Basic	204,390

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	188,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2007	64	C 110	1,668	Avg.	92%	100%	100%	1,535
1.5 Gar	2007	812	C 110	28,216	Avg.	92%	100%	100%	25,959
Deck	2007	324	C 110	3,208	Avg.	92%	100%	100%	2,951
Shed	2007	96	C 110	1,056	Avg.	92%	100%	100%	972
Canopy	2007	72	C 110	697	Avg.	92%	100%	100%	641
Deck	2013	104	C 100	936	Avg.	96%	100%	100%	899
Canopy	2013	228	C 100	2,006	Avg.	96%	100%	100%	1,926
2,506 SFLA		75.04 = $/SFLA (4)				Outbuilding Total			34,883

Accpt Land 39,000 **Accepted Bldg** 223,000 **Total** 262,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/20/2015
Sale Price	182,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		16,913.04 Per Acre		Land Total		38,900

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	121,761
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,378
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	128,839

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	117,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	180	C 100	1,620	Avg.	91%	100%	100%	1,474
Shed	2005	96	E 100	720	Avg.	91%	100%	100%	655
1.5 Fr	2010	305	C 100	20,612	Avg.	94%	100%	100%	19,375
Open Fr Porch	2010	39	C 100	924	Avg.	94%	100%	100%	869
Deck	2010	72	C 100	648	Avg.	94%	100%	100%	609
1.5 Att Gar	2010	384	C 100	10,230	Avg.	94%	100%	100%	9,616
Cover-It	2015	120	E 100	180	Avg.	97%	100%	100%	175
1,596 SFLA		73.46 = $/SFLA (4)				Outbuilding Total			32,773

Accpt Land 39,000 **Accepted Bldg** 150,000 **Total** 189,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/07/2008
Sale Price	274,561
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.31	Acres-Road Frontage	3,000.00	930	100%		930
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.31		16,852.81 Per Acre		Land Total		38,930

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	1,146 Sqft	Grade C 110	Base	179,619
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,757
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Average	Basic	192,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	177,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2011	96	E 100	720	Avg.	94%	100%	100%	677
2,292 SFLA		77.33 = $/SFLA (4)				Outbuilding Total			677

Accpt Land	39,000	Accepted Bldg	178,000	Total	217,000

Map/Lot: R 8 2- 4
Account: 1446 Card: 1 of 1 Location: 35 APPLE BARN LN

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	02/12/2009
Sale Price	127,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.35	Acres-Road Frontage	3,000.00	1,050	100%		1,050
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.35		18,531.91 Per Acre		Land Total		43,550

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	140,186
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,680	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	143,288

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	120,362

Accpt Land 44,000 **Accepted Bldg** 120,000 **Total** 164,000

Map/Lot: U 4 84
Account: 1447 Card: 1 of 1 Location: 1051 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/09/2005
Sale Price	175,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.28		150,321.43 Per Acre		Land Total		42,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1850	1212	C 110	95,030	Good	68%	100%	100%	64,620
Basement 8	1850	1212	C 110	32,890	Good	68%	50%	100%	11,182
Deck	1983	216	C 110	2,138	Good	82%	100%	100%	1,753
Shed	1983	96	E 100	720	Avg.	77%	100%	100%	554
							Outbuilding Total		78,109

Accpt Land 42,000 **Accepted Bldg** 78,000 **Total** 120,000

Map/Lot: R 2 70A
Account: 1448 Card: 1 of 1 Location: 750 DUTCH NECK RD

Neighborhood 16	River Tidal 2
Tree Growth	2009
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	34,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2009 (BROWN)
Reference 2	FARMLAND 2009 (BROWN)
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	Acres-Pasture F&O	350.00	700	100%		700
4.10	Acres-Mixed Wood F&O	408.00	1,673	100%		1,673
0.07	Acres-Road Frontage	3,000.00	210	100%		210
0.52	Acres-Back Land	500.00	260	100%		260
Total Acres 8.69		18,163.75 Per Acre		Land Total		157,843

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade E 100	Base	87,899
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Standard	Standard	Fair	Basic	79,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	57,570

Accpt Land	158,000	Accepted Bldg	58,000	Total	216,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/2017
Sale Price	69,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
0.21	Acres-Back Land	500.00	105	100%		105
Total Acres 0.77		48,422.08 Per Acre		Land Total		37,285

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,225 Sqft	Grade D 100	Base	88,219
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-7,759
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,533
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	790
Attic	None			Attic	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	Standard	Standard	Average	Basic	82,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	51,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	64	D 100	484	Avg.	62%	100%	100%	300
Gar	1960	280	D 100	5,851	Avg.	62%	100%	100%	3,628
1,225 SFLA		41.90 = $/SFLA (4)				Outbuilding Total			3,928

Accpt Land 37,000 **Accepted Bldg** 55,000 **Total** 92,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/16/2015
Sale Price	143,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.96	Acres-Road Frontage	3,000.00	2,880	100%		2,880
5.60	Acres-Back Land	500.00	2,800	100%		2,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.56		5,336.45 Per Acre			Land Total	45,680

Dwelling Description **Replacement Cost New**

Gambrel	One Story	720 Sqft	Grade D 100	Base	69,652
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	611
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	1/2 Finished			Attic	10,626
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	Standard	Standard	Average	Basic	83,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	63,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1982	720	D 100	12,689	Avg.	76%	100%	100%	9,644
(F)Attic	1982	720	D 100	15,120	Avg.	76%	100%	100%	11,491
1.75 Fr	1995	336	D 100	21,628	Avg.	84%	100%	100%	18,168
(U)Basement	1995	336	D 100	4,516	Avg.	84%	100%	100%	3,793
Open Fr Porch	1999	192	D 100	3,819	Avg.	87%	100%	100%	3,323
720 SFLA		87.88 = $/SFLA (4)					Outbuilding Total		46,419

Accpt Land 46,000 **Accepted Bldg** 110,000 **Total** 156,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1978
Sale Price	27,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
6.50	Acres-Under Water	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.50		5,304.35 Per Acre		Land Total		61,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	576 Sqft	Grade C 100	Base	84,110
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-294
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	86,636

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	53,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1986	224	C 100	11,921	Avg.	79%	100%	100%	9,418
Deck	1986	340	C 100	3,060	Avg.	79%	100%	100%	2,417
Enclosed Fr Porch	1988	112	C 100	5,133	Avg.	80%	100%	100%	4,106
Office 8	1900	576	E 100	30,793	Fair	54%	100%	100%	16,628
Gar	1996	512	E 100	9,554	Avg.	85%	100%	100%	8,121
Open Shed	1996	224	E 100	1,344	Avg.	85%	100%	100%	1,142
Open Fr Porch	2002	132	C 100	3,126	Avg.	89%	100%	100%	2,782
1 Fr	1988	520	C 100	27,674	Avg.	80%	100%	100%	22,139
(U)Basement	1988	520	C 100	8,320	Avg.	80%	100%	100%	6,656
Entry	1988	60	C 100	2,100	Avg.	80%	100%	100%	1,680
864 SFLA		62.17 = $/SFLA (4)				Outbuilding Total			75,089

Accpt Land 61,000 **Accepted Bldg** 129,000 **Total** 190,000

Neighborhood 2	Rural Paved 2
Tree Growth	1981
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	08/01/1986
Sale Price	6,800
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1981		
Reference 2	TREE GROWTH 1981		
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Softwood TG	337.00	1,011	100%		1,011
7.00	Acres-Mixed Wood TG	408.00	2,856	100%		2,856
2.00	Acres-Hardwood TG	263.00	526	100%		526
2.00	Acres-Back Land	500.00	1,000	100%		1,000
5.00	Acres-Under Water	.00		100%		0
Total Acres 19.00		283.84 Per Acre		Land Total		5,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	96	E 100	720	Fair	54%	100%	100%	389
							Outbuilding Total		389

Accpt Land	5,000	**Accepted Bldg**	400	**Total**	5,400

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	30%	Access	22,500
253	$/LF -Water Frontage	150.00	37,950	30%	Access	11,385
2.53	Acres-Water Acreage	.00		100%		0
0.20	Acres-Road Frontage	3,000.00	600	100%		600
12.28	Acres-Back Land	500.00	6,140	100%		6,140
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.01		3,564.08 Per Acre			Land Total	60,625

Dwelling Description

					Replacement Cost New
Cape Cod	One Story	744 Sqft	Grade C 100	Base	76,978
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,488
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,072
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1978	Standard	Standard	Fair	Basic	85,757

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	46,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1880	192	C 100	8,799	Fair	54%	100%	100%	4,751
Entry	1880	40	C 100	1,400	Fair	54%	100%	100%	756
1 Fr	1880	260	C 100	13,837	Fair	54%	100%	100%	7,472
Enclosed Fr Porch	1880	120	C 100	5,500	Fair	54%	100%	100%	2,970
Shed	1880	165	E 100	1,238	Poor	46%	100%	100%	569
1.75 Gar	1995	576	C 100	20,632	Avg.	84%	100%	100%	17,331
Deck	2005	88	C 100	792	Avg.	91%	100%	100%	721
744 SFLA		62.24 = $/SFLA (4)					Outbuilding Total		34,570

Accpt Land 61,000 **Accepted Bldg** 81,000 **Total** 142,000

Map/Lot: R 8 21
Account: 1454 Card: 1 of 1 Location: 2177 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1965
Sale Price	6,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.16	Acres-Road Frontage	3,000.00	480	100%		480
2.68	Acres-Back Land	500.00	1,340	100%		1,340
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.84		9,157.02 Per Acre			Land Total	44,320

Dwelling Description **Replacement Cost New**

Colonial	Two Story	336 Sqft	Grade D 100	Base	69,408
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Fair	Basic	69,408

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	37,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1930	368	D 100	16,451	Fair	54%	100%	100%	8,884
(U)Basement	1930	368	D 100	4,946	Fair	54%	100%	100%	2,671
Shed	1930	96	D 100	806	Fair	54%	100%	100%	435
672 SFLA		55.77 = $/SFLA (4)					Outbuilding Total		11,990

Accpt Land 44,000 **Accepted Bldg** 49,000 **Total** 93,000

Map/Lot: U11 4
Account: 1455 Card: 1 of 1 Location: 59 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	07/28/2005
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.03	Acres-Back Land	500.00	15	100%		15
Total Acres 0.53		79,273.58 Per Acre			Land Total	42,015

Dwelling Description

Colonial	One Story	768 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	77,708
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1830	1996	Standard	Standard	Fair	Basic	77,708

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	41,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	372	C 100	19,798	Fair	54%	100%	100%	10,691
Gar	1830	308	E 100	5,747	Poor	46%	100%	100%	2,644
1.5 Barn	1870	690	E 100	12,352	Poor	46%	100%	100%	5,682
768 SFLA		54.64 = $/SFLA (4)					Outbuilding Total		19,017

Accpt Land 42,000 **Accepted Bldg** 61,000 **Total** 103,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/28/2013
Sale Price	132,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		10,300.00 Per Acre		Land Total		51,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 110	Base	104,057
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,705
Rooms	4				
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
1994	0	Standard	Standard	Average	Basic	105,762

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	88,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1994	80	C 110	880	Avg.	84%	100%	100%	739
1,040 SFLA		85.42 = $/SFLA (4)				Outbuilding Total			739

Accpt Land	52,000	Accepted Bldg	90,000	Total	142,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/15/2010
Sale Price	385,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	100%		43,888
2.78	Acres-Wasteland/Bog	100.00	278	100%		278
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.62		18,650.65 Per Acre		Land Total		86,166

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	672 Sqft	Grade B 100	Base	137,155
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,313
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	2013	Standard	Standard	Average	Basic	143,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	137,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1920	392	B 100	27,538	Avg.	96%	100%	100%	26,436
(U)Basement	1920	392	B 100	8,279	Avg.	96%	100%	100%	7,948
1 Fr	1920	448	B 100	31,473	Avg.	96%	100%	100%	30,214
Crawl Space	1920	448	B 100	2,957	Avg.	96%	100%	100%	2,839
Open Fr Porch	2002	384	B 100	12,003	Avg.	89%	100%	100%	10,683
Canopy	2002	75	B 100	871	Avg.	89%	100%	100%	775
Gar	2002	624	B 100	20,493	Avg.	89%	100%	100%	18,239
(F) Gar	2002	312	B 100	20,592	Avg.	89%	100%	100%	18,327
Open Fr Porch	2013	144	B 100	4,501	Avg.	96%	100%	100%	4,321
1,176 SFLA		116.89 = $/SFLA (4)				Outbuilding Total			119,782

Accpt Land		Accepted Bldg		Total	
	86,000		257,000		343,000

Map/Lot: R 9 17
Account: 1458 Card: 1 of 1 Location: 696 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/09/2004
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
3.70	Acres-Road Frontage	3,000.00	11,100	100%		11,100
2.65	Acres-Back Land	500.00	1,325	100%		1,325
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.35		9,272.46 Per Acre		Land Total		77,425

Dwelling Description **Replacement Cost New**

Bi Level	One Story	950 Sqft	Grade C 110	Base	98,888
Exterior	Wood 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	0
Fin. Basement Area	156 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,120
Heating	100% Electric	Cooling	0% None	Heat	-355
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
1978	0	Standard	Standard	Average	Basic	101,653

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	74,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1978	15	C 110	571	Avg.	73%	100%	100%	417
Overhang	1978	17	C 110	647	Avg.	73%	100%	100%	472
Enclosed Fr Porch	1978	240	C 110	12,099	Avg.	73%	100%	100%	8,832
Deck	1978	48	C 110	475	Avg.	73%	100%	100%	347
Shed	1900	72	E 100	540	Fair	54%	100%	100%	292
1.75 Barn	1983	256	E 100	5,198	Fair	69%	100%	100%	3,587
Shed	1990	156	E 100	1,170	Fair	75%	100%	100%	878
Shed	1999	216	E 100	1,620	Fair	83%	100%	100%	1,345
950 SFLA		78.11 = $/SFLA (4)					Outbuilding Total		16,170

Accpt Land 77,000 **Accepted Bldg** 90,000 **Total** 167,000

Map/Lot: R13 58A
Account: 1459 Card: 1 of 1 Location: 620 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.89	Acres-Road Frontage	3,000.00	8,670	100%		8,670
8.43	Acres-Back Land	500.00	4,215	100%		4,215
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.32		3,970.35 Per Acre			Land Total	52,885

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,216 Sqft	Grade C 110	Base	148,597
Exterior	Wood 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	0
Fin. Basement Area	600 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,080
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	163,847

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	98%	100%	128,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1996	590	C 100	5,310	Avg.	85%	100%	100%	4,514
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
1,824 SFLA		70.43 = $/SFLA (4)					Outbuilding Total		4,852

Accpt Land 53,000 **Accepted Bldg** 133,000 **Total** 186,000

Map/Lot: R13 58
Account: 1460 Card: 1 of 1 Location: 750 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/2001
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.85		21,371.89 Per Acre		Land Total		39,538

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	961 Sqft	Grade C 100	Base	114,777
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,149
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Standard	Standard	Average	Basic	122,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	72,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1950	48	C 100	1,680	Avg.	62%	95%	100%	990
Gar	1950	480	D 100	10,031	Avg.	62%	100%	100%	6,219
Shed	1980	48	E 100	360	Avg.	75%	100%	100%	270
1,442 SFLA		50.05 = $/SFLA (4)					Outbuilding Total		7,479

Accpt Land 40,000 **Accepted Bldg** 80,000 **Total** 120,000

Map/Lot: R 6 19- 1
Account: 1461 Card: 1 of 1 Location: 558 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/2002
Sale Price	74,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.06	Acres-Baselot (Frct)	15,595.77	16,532	100%		16,532
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.06		34,464.15 Per Acre		Land Total		36,532

Dwelling Description **Replacement Cost New**

Ranch	One Story	720 Sqft	Grade C 100	Base	73,983
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-3,391
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-245
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Standard	Standard	Average	Basic	74,072

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	51,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1972	100	C 100	4,583	Avg.	70%	100%	100%	3,208
Deck	1972	56	C 100	504	Avg.	70%	100%	100%	353
Gar	1989	384	E 100	7,166	Avg.	80%	100%	100%	5,733
720 SFLA		72.01 = $/SFLA (4)				Outbuilding Total			9,294

Accpt Land 37,000 **Accepted Bldg** 61,000 **Total** 98,000

Map/Lot: R 8 62A
Account: 1462 Card: 1 of 1 Location: 519 FINNTOWN RD

Neighborhood	3 Rural Dirt 2
Zoning/Use	SHORELAND SP
Topography	Level
Utilities	None
Street	Paved
	800
Reference 1	
Reference 2	
Tran/Land/Bldg	4 4 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	11/16/2017
Sale Price	1,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367.251	3.673	20%		735
Total Acres 0.01		73,500.00 Per Acre			Land Total	735

Accpt Land	700	**Accepted Bldg**	0	**Total**	700

Map/Lot: R14 52
Account: 1463 Card: 1 of 1 Location: 265 MILLER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1990
Sale Price	7,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1990 HOLLY PARK 14 X 70		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.00		7,250.00 Per Acre			Land Total	58,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holly Park M/H	1990	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
MH Slab	1994	924	C 100	3,132	Avg.	84%	100%	100%	2,631
Shed	1950	448	E 100	3,360	Fair	54%	70%	100%	1,270
Shed	2011	144	E 100	1,080	Avg.	94%	100%	100%	1,015
Green House Framed	2011	108	E 100	1,588	Avg.	94%	100%	100%	1,493
924 SFLA		83.36 = $/SFLA (4)					Outbuilding Total		31,587

Accpt Land 58,000 **Accepted Bldg** 32,000 **Total** 90,000

Name: PLUECKER, WILLIAM D
RICHARDSON, REBECCA R

Map/Lot: R12 18
Account: 1464 Card: 1 of 1 Location: 210 WINCAPAW LN

Neighborhood	8 Residential Pond 2
Tree Growth	2002
Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/24/2013
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2002
Reference 2	TREE GROWTH 2002
Tran/Land/Bldg	4 3 10
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
6.00	Acres-Softwood TG	337.00	2,022	100%		2,022
10.00	Acres-Mixed Wood TG	408.00	4,080	100%		4,080
10.00	Acres-Hardwood TG	263.00	2,630	100%		2,630
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 28.00		1,740.43 Per Acre		Land Total		48,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1970	320	C 100	12,064	Poor	46%	100%	100%	5,549
							Outbuilding Total		5,549

Accpt Land 49,000 **Accepted Bldg** 6,000 **Total** 55,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	94,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	70%		105,000
250	$/LF -Water Frontage	150.00	37,500	50%		18,750
2.50	Acres-Water Acreage	.00		100%		0
1.60	Acres-Road Frontage	3,000.00	4,800	100%		4,800
6.90	Acres-Back Land	500.00	3,450	100%		3,450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		11,692.31 Per Acre		Land Total		152,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	994 Sqft	Grade C 100	Base	115,077
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Average	Basic	111,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	69,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1880	1232	E 100	17,372	Fair	54%	100%	100%	9,381
Shed	2001	200	E 100	1,500	Avg.	88%	100%	100%	1,320
Deck	2003	112	C 100	1,008	Avg.	89%	100%	100%	897
Coml Shop	2006	400	E 100	18,276	Avg.	91%	100%	100%	16,631
1,491 SFLA		46.29 = $/SFLA (4)					Outbuilding Total		28,229

Accpt Land	152,000	**Accepted Bldg**	97,000	**Total**	249,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1989
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.73	Acres-Back Land	500.00	365	100%		365
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.73		14,785.71 Per Acre		Land Total		40,365

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	936 Sqft	Grade C 100	Base	143,592
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	145,472

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	117,832

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2013	80	C 100	720	Avg.	96%	100%	100%	691
Open Fr Porch	2013	120	C 100	2,842	Avg.	96%	100%	100%	2,728
Deck	2013	128	C 100	1,152	Avg.	96%	100%	100%	1,106
1,872 SFLA		62.94 = $/SFLA (4)				Outbuilding Total			4,525

Accpt Land 40,000 **Accepted Bldg** 122,000 **Total** 162,000

Map/Lot: R12 4
Account: 1467 Card: 1 of 1 Location: 775 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND SP RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	04/29/2003
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1 FARMLAND 1995
Reference 2 FARMLAND 1995
Tran/Land/Bldg 1 1 14
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.00	Acres-Crop/Blueberry F&O	450.00	3,150	100%		3,150
3.00	Acres-Pasture F&O	350.00	1,050	100%		1,050
198.00	Acres-Softwood F&O	337.00	66,726	100%		66,726
30.00	Acres-Back Land	500.00	15,000	100%		15,000
50.00	Acres-Wasteland/Bog	100.00	5,000	100%		5,000
Total Acres 290.00		382.50 Per Acre			Land Total	110,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1978	252	E 100	7,125	Fair	65%	100%	100%	4,631
							Outbuilding Total		4,631

Accpt Land 111,000 **Accepted Bldg** 5,000 **Total** 116,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/13/2017
Sale Price	332,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Baselot (Frct)	253,561	124,245	100%		124,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1	$/LF -Water Frontage	150.00	150	100%		150
Total Acres 0.49		294,683.67 Per Acre		Land Total		144,395

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade B 100	Base	141,306
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,549
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	152,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	135,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sunspace	2003	144	B 100	10,122	Avg.	89%	100%	100%	9,009
Patio	2003	270	B 100	1,725	Avg.	89%	100%	100%	1,535
1.5 Gar	2008	396	B 100	16,513	Avg.	93%	100%	100%	15,357
Deck	2008	49	B 100	582	Avg.	93%	100%	100%	541
1,296 SFLA		104.72 = $/SFLA (4)				Outbuilding Total			26,442

Accpt Land 144,000 **Accepted Bldg** 162,000 **Total** 306,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/2005
Sale Price	265,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		32,500.00 Per Acre		Land Total		65,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	896 Sqft	Grade C 110	Base	119,364
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Good	Basic	126,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	101,251

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1830	144	C 110	7,260	Good	80%	100%	100%	5,808
Gar	1830	504	C 110	13,794	Good	80%	100%	100%	11,035
1.5 Shed	1830	759	E 100	7,229	Fair	54%	100%	100%	3,904
Deck	2006	144	C 110	1,426	Avg.	91%	100%	100%	1,298
1,344 SFLA		75.34 = $/SFLA (4)				Outbuilding Total			22,045

Accpt Land 65,000 **Accepted Bldg** 123,000 **Total** 188,000

Map/Lot: R 4 13
Account: 1470 Card: 1 of 1 Location: 1050 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND RP
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	03/01/1985
Sale Price	33,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
700	$/LF -Water Frontage	100.00	70,000	50%	Topography	35,000
7.00	Acres-Water Acreage	.00		100%		0
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
8.43	Acres-Road Frontage	3,000.00	25,290	100%		25,290
116.57	Acres-Back Land	500.00	58,285	100%		58,285
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
Total Acres 140.00		1,172.68 Per Acre		Land Total		164,175

Accpt Land 164,000 **Accepted Bldg** 0 **Total** 164,000

Map/Lot: R 4 44
Account: 1471 Card: 1 of 1 Location: 51 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	08/01/1984
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.98	Acres-Road Frontage	3,000.00	11,940	50%		5,970
2.93	Acres-Back Land	500.00	1,465	50%		733
2.00	Acres-Wasteland/Bog	100.00	200	50%		100
Total Acres 8.91		763.52 Per Acre			Land Total	6,803

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1971
Sale Price	18,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
6.00	Acres-Back Land	500.00	3,000	100%		3,000
2.00	Acres-Under Water	.00		100%		0
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		4,500.00 Per Acre			Land Total	90,000

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,008 Sqft	Grade C 110	Base	164,350
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	167,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	133,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1988	128	C 110	6,453	Avg.	80%	100%	100%	5,162
1 Fr	1988	184	C 110	10,771	Avg.	80%	100%	100%	8,617
(U)Basement	1988	184	C 110	3,238	Avg.	80%	100%	100%	2,590
Open Fr Porch	1988	24	C 110	625	Avg.	80%	100%	100%	500
Att Gar	1988	676	C 110	15,600	Avg.	80%	100%	100%	12,480
Shed	2010	200	E 100	1,500	Avg.	94%	100%	100%	1,410
2,016 SFLA		66.45 = $/SFLA (4)					Outbuilding Total		30,759

Accpt Land 90,000 **Accepted Bldg** 165,000 **Total** 255,000

Map/Lot: R20 30B
Account: 1473 Card: 1 of 1 Location: 2115 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/06/2018
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		20,821.78 Per Acre			Land Total	42,060

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,536 Sqft	Grade E 100	Base	94,797
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal	Roof	1,164
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,686
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,536	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Standard	Standard	Average	Basic	90,095

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	77,482

Accpt Land	42,000	Accepted Bldg	77,000	Total	119,000

Map/Lot: R23 31
Account: 1474 Card: 1 of 1 Location: 2168 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/30/2010
Sale Price	151,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	752 Sqft	Grade C 100	Base	98,129
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1887	1996	Standard	Standard	Average	Basic	100,949

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	90,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2007	198	C 100	4,689	Avg.	92%	100%	100%	4,314
Deck	2007	188	C 100	1,692	Avg.	92%	100%	100%	1,557
Shed	2011	144	E 100	1,080	Avg.	94%	100%	100%	1,015
1,128 SFLA		80.54 = $/SFLA (4)				Outbuilding Total			6,886

Accpt Land 40,000 **Accepted Bldg** 98,000 **Total** 138,000

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		
	170		
	171		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Sale Data

Sale Date	04/18/2007
Sale Price	172,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	52,263.40	31,358	100%		31,358
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		85,596.67 Per Acre		Land Total		51,358

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	528 Sqft	Grade C 110	Base	87,443
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	90,545

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1949	60	C 110	594	Avg.	62%	100%	100%	368
1 Fr	1949	176	C 110	10,304	Avg.	62%	100%	100%	6,388
1 Fr	1949	180	C 110	10,538	Avg.	62%	100%	100%	6,534
1 Fr	1949	90	C 110	5,269	Avg.	62%	100%	100%	3,267
(U)Basement	1949	90	C 110	1,584	Avg.	62%	100%	100%	982
Enclosed Fr Porch	1949	45	C 110	2,268	Avg.	62%	100%	100%	1,406
Gar	1949	420	C 110	11,495	Avg.	62%	100%	100%	7,127
Green House Framed	1949	128	C 110	2,761	Avg.	62%	100%	100%	1,712
792 SFLA		70.88 = $/SFLA (4)					Outbuilding Total		27,784

Accpt Land	51,000	**Accepted Bldg**	84,000	**Total**	135,000

Map/Lot: R 7 57
Account: 1476 Card: 1 of 1 Location: 550 BURKET MILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	03/01/2002
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
42.94	Acres-Back Land	500.00	21,470	100%		21,470
Total Acres 44.94		798.18 Per Acre		Land Total		35,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(U)Basement	2004	1189	C 100	19,024	Avg.	90%	100%	100%	17,122
						Outbuilding Total			17,122

Accpt Land 36,000 **Accepted Bldg** 17,000 **Total** 53,000

Neighborhood 8	Residential Pond 2
Tree Growth	1984
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1999
Sale Price	230,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	MVLT FARMLAND 1984 (SPEAR)		
Reference 2	MVLT FARMLAND 1984 (SPEAR)		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	90%		54,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
16.00	Acres-Pasture F&O	350.00	5,600	100%		5,600
6.00	Acres-Softwood F&O	337.00	2,022	100%		2,022
11.00	Acres-Mixed Wood F&O	408.00	4,488	100%		4,488
20.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 57.00		1,615.96 Per Acre		Land Total		92,110

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,500 Sqft	Grade C 110	Base	137,933
Exterior	Wood 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	0
Fin. Basement Area	884 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,680
Heating	100% Electric	Cooling	0% None	Heat	-561
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Standard	Standard	Average	Basic	163,286

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	122,464

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1980	18	C 110	2,534	Avg.	75%	100%	100%	1,900
Att Gar	1983	639	C 110	14,747	Avg.	77%	100%	100%	11,355
Open Fr Porch	1999	88	C 110	2,292	Avg.	87%	100%	100%	1,994
1 Fr	1999	225	C 110	13,172	Avg.	87%	100%	100%	11,460
Deck	1999	445	C 110	4,406	Avg.	87%	100%	100%	3,833
1 Fr	1999	88	C 110	5,152	Avg.	87%	100%	100%	4,482
Shed	2006	140	C 100	1,400	Avg.	91%	100%	100%	1,274
1,500 SFLA		81.64 = $/SFLA (4)				Outbuilding Total			36,298

Accpt Land	92,000	Accepted Bldg	159,000	Total	251,000

Map/Lot: R14 53
Account: 1478 Card: 1 of 1 Location: 266 MILLER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1981
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1974 OLYMPIA 14 X 64
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
17.00	Acres-Back Land	500.00	8,500	100%		8,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.00		2,613.64 Per Acre		Land Total		57,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1993	14X70	C 100	41,930	Fair	40%	100%	100%	16,772
MH Slab	1995	980	C 100	3,322	Fair	79%	100%	100%	2,624
1.5 Shed	1984	576	E 100	5,486	Fair	70%	100%	100%	3,840
Shed	1999	192	E 100	1,440	Poor	78%	100%	100%	1,123
980 SFLA		142.08 = $/SFLA (4)				Outbuilding Total			24,359

Accpt Land 58,000 **Accepted Bldg** 24,000 **Total** 82,000

Map/Lot: R22 24
Account: 1479 Card: 1 of 1 Location: 2599 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/14/2012
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.12	Acres-Road Frontage	3,000.00	6,360	100%		6,360
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.12		11,252.43 Per Acre		Land Total		46,360

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	864 Sqft	Grade C 100	Base	84,504
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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Electric	Cooling	0% None	Heat	-294
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,320
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Standard	Standard	Average	Basic	93,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	65,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1972	216	E 100	1,620	Fair	60%	100%	100%	972
Deck	2017	432	C 100	3,888	Avg.	97%	100%	100%	3,771
864 SFLA		75.90 = $/SFLA (4)				Outbuilding Total			4,743

Accpt Land 46,000 **Accepted Bldg** 70,000 **Total** 116,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	11,007.78	16,512	100%		16,512
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		32,341.33 Per Acre		Land Total		48,512

Dwelling Description — Replacement Cost New

Bi Level	One Story	988 Sqft	Grade C 100	Base	91,369
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	224 Sqft, Grade E	Basement Gar	None	Fin Bsmt	3,360
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1978	0	Standard	Standard	Average	Basic	94,729

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	69,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	200	C 100	1,800	Avg.	73%	100%	100%	1,314
Shed	1978	216	E 100	1,620	Fair	65%	100%	100%	1,053
Gar	1986	864	C 100	21,496	Avg.	79%	100%	100%	16,982
(F)Attic	1986	864	C 100	21,600	Avg.	79%	100%	100%	17,064
Deck	1986	84	C 100	756	Avg.	79%	100%	100%	597
Gar	1995	360	C 100	8,957	Avg.	84%	100%	100%	7,524
988 SFLA		69.99 = $/SFLA (4)					Outbuilding Total		44,534

Accpt Land 49,000 **Accepted Bldg** 114,000 **Total** 163,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	NoneNone
Street	Paved

Sale Data

Sale Date	05/17/1989
Sale Price	275,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	39,753.91	73,147	100%		73,147
92	$/LF -Water Frontage	150.00	13,800	100%		13,800
Total Acres 1.84		47,253.80 Per Acre		Land Total		86,947

Accpt Land	87,000	**Accepted Bldg**	0	**Total**	87,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/09/2012
Sale Price	43,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Baselot (Frct)	14,298.62	17,158	100%		17,158
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.20		30,965.00 Per Acre		Land Total		37,158

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1971	12X66	B 100	41,844	Poor	30%	100%	100%	12,553
MH Basement	1972	792	C 100	12,672	Poor	48%	100%	100%	6,083
Gar	1972	572	E 100	10,673	Poor	48%	100%	100%	5,123
792 SFLA		143.69 = $/SFLA (4)				Outbuilding Total			23,759

Accpt Land	37,000	**Accepted Bldg**	24,000	**Total**	61,000

Map/Lot: R13 12
Account: 1483 Card: 1 of 1 Location: 1631 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1982
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	23,672.52	44,031	45%		19,814
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		21,405.38 Per Acre		Land Total		39,814

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,200 Sqft	Grade C 110	Base	116,136
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Standard	Standard	Fair	Basic	123,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	66,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1964	90	C 110	891	Fair	54%	100%	100%	481
1,200 SFLA		55.74 = $/SFLA (4)					Outbuilding Total		481

Accpt Land 40,000 **Accepted Bldg** 67,000 **Total** 107,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1977
Sale Price	38,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
16.64	Acres-Back Land	500.00	8,320	100%		8,320
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 32.64		2,419.42 Per Acre			Land Total	78,970

Dwelling Description — **Replacement Cost New**

Cape Cod	Two Story	936 Sqft	Grade C 100	Base	142,166
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,789
Rooms	8				
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
1900	0	Standard	Standard	Average	Basic	141,426

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	87,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	272	C 100	12,466	Avg.	62%	100%	100%	7,729
1 Fr	1900	336	C 100	17,882	Avg.	62%	100%	100%	11,087
(U)Basement	1900	336	C 100	5,376	Avg.	62%	100%	100%	3,333
(U)Attic	1900	336	C 100	3,024	Avg.	62%	100%	100%	1,875
Entry	1900	176	C 100	6,160	Avg.	62%	100%	100%	3,819
Shed	1900	656	C 100	6,560	Avg.	62%	100%	100%	4,067
2.5 Barn	1900	900	E 100	24,746	Poor	46%	100%	100%	11,383
Shed	1900	510	E 100	3,825	Poor	46%	100%	100%	1,760
1,872 SFLA		46.84 = $/SFLA (4)					Outbuilding Total		45,053

Accpt Land 79,000 **Accepted Bldg** 133,000 **Total** 212,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/14/2005
Sale Price	695,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
275	$/LF -Water Frontage	150.00	41,250	100%		41,250
2.75	Acres-Water Acreage	.00		100%		0
3.83	Acres-Back Land	500.00	1,915	100%		1,915
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 8.58		26,825.76 Per Acre		Land Total		230,165

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,630 Sqft	Grade B 100	Base	221,846
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	2,173
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1630 Sqft, Grade B	Basement Gar	None	Fin Bsmt	43,032
Heating	100% Heat Pump	Cooling	0% None	Heat	6,713
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	11,167
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Standard	Standard	Average	Basic	289,848

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	275,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	1985	200	B 100	2,112	Avg.	78%	100%	100%	1,647
Open Shed	1986	288	B 100	3,041	Avg.	79%	100%	100%	2,402
Shed	1986	144	B 100	1,901	Avg.	79%	100%	100%	1,502
Deck	1986	120	B 100	1,426	Avg.	79%	100%	100%	1,127
Stairs	1992	60	B 100	950	Avg.	82%	100%	100%	779
1.5 Gar	2012	792	B 100	33,025	Avg.	95%	100%	100%	31,374
Overhang	2012	15	B 100	685	Avg.	95%	100%	100%	651
Open Fr Porch	2012	176	B 100	5,502	Avg.	95%	100%	100%	5,227
Solar Panel	2016	18	C 100	3,600	Avg.	97%	100%	100%	3,492
2,445 SFLA		112.62 = $/SFLA (4)				Outbuilding Total			48,201

Accpt Land 230,000 **Accepted Bldg** 324,000 **Total** 554,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/14/2005
Sale Price	695,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pier	1992	360	B 100	19,008	Good	87%	100%	100%	16,537
Ramp	1992	102	C 100	2,295	Avg.	82%	100%	100%	1,882
Float	1992	160	C 100	5,880	Avg.	82%	100%	100%	4,822
1.5 Barn	2009	1856	B 100	58,480	Avg.	93%	100%	100%	54,386
2,445 SFLA		112.62 = $/SFLA (4)				Outbuilding Total			77,627

Accpt Land	0	**Accepted Bldg**	78,000	**Total**	78,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	230,000	324,000	554,000	230,000	324,000	554,000
2	0	78,000	78,000	0	78,000	78,000
TOTAL	230,000	402,000	632,000	230,000	402,000	632,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.48	Acres-Road Frontage	3,000.00	7,440	100%		7,440
1.32	Acres-Back Land	500.00	660	100%		660
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.80		7,948.28 Per Acre		Land Total		46,100

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,952 Sqft	Grade C 100	Base	152,743
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-664
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	Standard	Standard	Average	Basic	153,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	110,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1978	144	E 100	1,080	Poor	55%	100%	100%	594
Open Fr Porch	1986	60	C 100	1,421	Avg.	79%	100%	100%	1,123
Gar	1986	1032	C 100	25,676	Avg.	79%	100%	100%	20,284
Overhang	1986	24	C 100	830	Avg.	79%	100%	100%	656
Deck	1986	362	C 100	3,258	Avg.	79%	100%	100%	2,574
Overhang	1991	36	C 100	1,245	Avg.	82%	100%	100%	1,021
Canopy	2000	84	E 100	554	Fair	83%	100%	100%	460
Shed	2010	436	E 100	3,270	Avg.	94%	100%	100%	3,074
Open Fr Porch	2010	76	E 100	1,350	Avg.	94%	100%	100%	1,269
1,952 SFLA		56.44 = $/SFLA (4)					Outbuilding Total		31,055

Accpt Land 46,000 **Accepted Bldg** 141,000 **Total** 187,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND SP
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	10/22/2015
Sale Price	85,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
73.60	Acres-Back Land	500.00	36,800	100%		36,800
20.00	Acres-Wasteland/Bog	100.00	2,000	100%		2,000
Total Acres 105.60		821.97 Per Acre		Land Total		86,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Green House Framed	2017	99	C 100	1,941	Avg.	97%	100%	100%	1,883
						Outbuilding Total			1,883

Accpt Land 87,000 **Accepted Bldg** 2,000 **Total** 89,000

Map/Lot: R12 16
Account: 1488 Card: 1 of 1 Location: 1980 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
126.06	Acres-Back Land	500.00	63,030	100%		63,030
37.70	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 175.76		756.88 Per Acre			Land Total	133,030

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,512 Sqft	Grade C 100	Base	125,147
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,024
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	26,566
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	0	Standard	Standard	Average	Basic	148,689

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	92,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1763	488	C 100	6,198	Avg.	62%	100%	100%	3,843
1.5 Gar	1763	864	C 100	27,294	Avg.	62%	100%	100%	16,922
Shed	1763	348	E 100	2,610	Poor	46%	100%	100%	1,201
Shed	1763	192	E 100	1,440	Poor	46%	100%	100%	662
1,512 SFLA		60.97 = $/SFLA (4)					Outbuilding Total		22,628

Accpt Land 133,000 **Accepted Bldg** 115,000 **Total** 248,000

Map/Lot: U 6 11
Account: 1490 Card: 1 of 1 Location: 24 OLD ROUTE 1

Neighborhood 18 Hist Vill .25

Sale Data

Sale Date	10/01/1986
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	14 70 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.21	Acres-Road Frontage	3,000.00	630	100%		630
Total Acres 0.46		81,804.35 Per Acre		Land Total		37,630

Dwelling Description **Replacement Cost New**

Colonial	Two Story	945 Sqft	Grade C 100	Base	141,637
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,563
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,816
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,725
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	Standard	Standard	Fair	Basic	145,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	78,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1880	450	C 100	38,794	Fair	54%	100%	100%	20,949
(U)Attic	1880	450	C 100	4,050	Fair	54%	100%	100%	2,187
1 Fr	1880	120	C 100	6,386	Fair	54%	100%	100%	3,448
Open Fr Porch	1880	90	C 100	2,131	Fair	54%	100%	100%	1,151
Bay Window	1880	12	C 100	1,536	Fair	54%	100%	100%	829
Bay Window	1880	12	C 100	1,536	Fair	54%	100%	100%	829
Shed	1880	150	C 100	1,500	Fair	54%	100%	100%	810
Gar	1880	462	C 100	11,495	Fair	54%	100%	100%	6,207
1,890 SFLA		41.60 = $/SFLA (4)					Outbuilding Total		36,410

Accpt Land 38,000 **Accepted Bldg** 115,000 **Total** 153,000

Map/Lot: R 6 16C
Account: 1491 Card: 1 of 1 Location: 475 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1985
Sale Price	2,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Baselot (Frct)	18,053.94	15,526	100%		15,526
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.86		41,309.30 Per Acre		Land Total		35,526

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	728 Sqft	Grade C 100	Base	75,974
Exterior	Wood 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	0
Fin. Basement Area	176 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,520
Heating	100% Electric	Cooling	0% None	Heat	-248
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	25,589
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	Standard	Standard	Average	Basic	104,835

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	81,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1985	64	C 100	576	Avg.	78%	100%	100%	449
728 SFLA		112.32 = $/SFLA (4)				Outbuilding Total			449

Accpt Land 36,000 **Accepted Bldg** 82,000 **Total** 118,000

Map/Lot: R 2 69
Account: 1492 Card: 1 of 1 Location: 736 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/17/2012
Sale Price	152,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
5.10	Acres-Back Land	500.00	2,550	100%		2,550
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.10		13,739.44 Per Acre		Land Total		97,550

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,442 Sqft	Grade C 100	Base	119,559
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-5,436
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,149
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1905	0	Standard	Standard	Fair	Basic	116,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	59,648

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1905	256	E 100	1,920	Fair	54%	100%	100%	1,037
Deck	2013	64	C 100	576	Avg.	96%	100%	100%	553
Deck	2017	60	C 100	540	Avg.	97%	100%	100%	524
Enclosed Fr Porch	2017	120	C 100	5,500	Avg.	97%	100%	100%	5,335
1,442 SFLA		41.36 = $/SFLA (4)				Outbuilding Total			7,449

Accpt Land 98,000 **Accepted Bldg** 67,000 **Total** 165,000

Map/Lot: R11 18B
Account: 1493 Card: 1 of 2 Location: 176 LEVENSALER LN

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.83	Acres-Road Frontage	3,000.00	5,490	100%		5,490
2.02	Acres-Back Land	500.00	1,010	100%		1,010
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.85		7,606.84 Per Acre		Land Total		44,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	122,834
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1850	1990	Standard	Standard	Good	Basic	122,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	83,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1850	300	C 110	22,301	Good	68%	100%	100%	15,165
1.5 Fr	1990	300	C 110	22,301	Avg.	81%	100%	100%	18,064
Deck	1990	63	C 110	624	Avg.	81%	100%	100%	505
Deck	1990	112	C 110	1,109	Avg.	81%	100%	100%	898
Deck	1990	210	C 110	2,079	Avg.	81%	100%	100%	1,684
1.5 Att Gar	1990	440	C 110	12,894	Avg.	81%	100%	100%	10,444
Gar	1900	264	E 100	4,926	Poor	46%	100%	100%	2,266
Sunspace	2007	144	C 110	8,435	Avg.	92%	100%	100%	7,760
Shed	2008	220	C 110	2,420	Avg.	93%	100%	100%	2,251
Open Fr Porch	2010	48	C 110	1,250	Avg.	94%	100%	100%	1,175
1,404 SFLA		59.49 = $/SFLA (4)				Outbuilding Total			60,212

Accpt Land 45,000 **Accepted Bldg** 144,000 **Total** 189,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1978	864	C 100	30,948	Avg.	73%	100%	100%	22,592
Shed	1978	350	C 100	3,500	Avg.	73%	100%	100%	2,555
1.5 Shed	1998	512	C 100	6,502	Avg.	86%	100%	100%	5,592
Canopy	1998	80	C 100	704	Avg.	86%	100%	100%	605
Canopy	1998	96	C 100	845	Avg.	86%	100%	100%	727
1,404 SFLA		59.49 = $/SFLA (4)					Outbuilding Total		32,071

Accpt Land 0 **Accepted Bldg** 32,000 **Total** 32,000

Map/Lot: R11 18B
Account: 1493 Location: 176 LEVENSALER LN

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	45,000	144,000	189,000	45,000	144,000	189,000
2	0	32,000	32,000	0	32,000	32,000
TOTAL	45,000	176,000	221,000	45,000	176,000	221,000

Map/Lot: R21 65
Account: 1494 Card: 1 of 1 Location: 1188 REEF RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.09	Acres-Back Land	500.00	11,545	100%		11,545
Total Acres 23.09		500.00 Per Acre		Land Total		11,545

Accpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Map/Lot: R23 26
Account: 1495 Card: 1 of 1 Location: 2041 OLD AUGUSTA RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.68	Acres-Baselot (Frct)	19,771.63	33,216	100%		33,216
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.68		31,676.19 Per Acre		Land Total		53,216

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1998	14X76	B 100	52,288	Avg.	51%	100%	100%	26,667
1,064 SFLA			283.86 = $/SFLA (4)				Outbuilding Total			26,667

Accpt Land 53,000 **Accepted Bldg** 27,000 **Total** 80,000

Map/Lot: U 6 27
Account: 1496 Card: 1 of 1 Location: 1069 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/14/2010
Sale Price	183,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
5.68	Acres-Back Land	500.00	2,840	100%		2,840
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.07	Acres-Road Frontage	3,000.00	210	100%		210
Total Acres 6.00		6,675.00 Per Acre			Land Total	40,050

Dwelling Description

Colonial	Two Story	690 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	130,457
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	Full Finished			Attic	26,679
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Good	Basic	159,204

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	108,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1870	24	C 110	1,405	Good	68%	100%	100%	955
1 Fr	1870	42	C 110	2,458	Good	68%	100%	100%	1,671
(U)Basement	1870	42	C 110	739	Good	68%	100%	100%	503
Open Fr Porch	1870	210	C 110	5,470	Good	68%	100%	100%	3,720
1.5 Fr	1870	391	C 110	29,066	Good	68%	100%	100%	19,765
(U)Basement	1870	391	C 110	6,882	Good	68%	100%	100%	4,680
Enclosed Fr Porch	1870	120	C 110	6,050	Good	68%	100%	100%	4,114
Deck	1870	147	C 110	1,455	Good	68%	100%	100%	989
Shed	1870	32	C 110	352	Good	68%	100%	100%	239
1.5 Barn	1870	676	C 110	17,750	Good	68%	100%	100%	12,070
1,380 SFLA		78.45 = $/SFLA (4)					Outbuilding Total		48,706

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

Map/Lot: R21 17A-3
Account: 1497 Card: 1 of 1 Location: 180 BOWMAN DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
2.56	Acres-Back Land	500.00	1,280	100%		1,280
Total Acres 4.56		2,254.39 Per Acre		Land Total		10,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(U)Basement	2010	1008	C 100	16,128	Avg.	94%	100%	100%	15,160
						Outbuilding Total			15,160

Accpt Land 10,000 **Accepted Bldg** 15,000 **Total** 25,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
300	$/LF -Water Frontage	100.00	30,000	20%		6,000
3.00	Acres-Water Acreage	.00		100%		0
1.21	Acres-Back Land	500.00	605	100%		605
4.35	Acres-Landlocked/Rear	200.00	870	100%		870
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.56		4,732.48 Per Acre		Land Total		49,975

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,257 Sqft	Grade C 110	Base	120,068
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,060
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	Standard	Standard	Average	Basic	128,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	94,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1979	864	C 110	19,940	Avg.	74%	100%	100%	14,756
Deck	1979	92	C 110	911	Avg.	74%	50%	100%	337
Deck	1979	340	C 110	3,366	Avg.	74%	100%	100%	2,491
1.75 Barn	1949	1200	E 100	24,363	Fair	54%	100%	100%	13,156
Open Shed	1989	336	E 100	2,016	Fair	74%	100%	100%	1,492
Swimming Pool	1992	800	C 100	27,552	Avg.	60%	50%	100%	8,266
Deck	1992	922	C 100	8,298	Avg.	60%	50%	100%	2,490
1,257 SFLA		75.53 = $/SFLA (4)				Outbuilding Total			42,988

Accpt Land 50,000 **Accepted Bldg** 138,000 **Total** 188,000

Map/Lot: R16 63
Account: 1499 Card: 1 of 1 Location: 616 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.85	Acres-Road Frontage	3,000.00	5,550	100%		5,550
16.39	Acres-Back Land	500.00	8,195	100%		8,195
2.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.24		2,416.59 Per Acre		Land Total		53,745

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,568 Sqft	Grade E 100	Base	95,537
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,188
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	89,973

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	76,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	264	C 100	2,376	Avg.	79%	100%	100%	1,877
Deck	1987	209	C 100	1,881	Avg.	79%	100%	100%	1,486
1.75 Barn	1976	1040	E 100	21,115	Avg.	72%	100%	100%	15,203
Shed	1996	144	E 100	1,080	Avg.	85%	100%	100%	918
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
1,568 SFLA		48.77 = $/SFLA (4)					Outbuilding Total		19,950

Accpt Land 54,000 **Accepted Bldg** 96,000 **Total** 150,000

Map/Lot: R 8 44B
Account: 1500 Card: 1 of 1 Location: 182 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170

Sale Data

Sale Date	09/29/2015
Sale Price	156,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre		Land Total		36,245

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,458 Sqft	Grade C 110	Base	132,607
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,390
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,458	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	138,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	128,432

Accpt Land	36,000	**Accepted Bldg**	128,000	**Total**	164,000

Map/Lot: R 9 44
Account: 1501 Card: 1 of 1 Location: 1224 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/16/2018
Sale Price	256,000
Sale Type	L & B Water
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Baselot (Frct)	357,465	107,240	100%		107,240
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.30		430,800.00 Per Acre		Land Total		129,240

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,072 Sqft	Grade C 110	Base	107,305
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Standard	Standard	Average	Basic	116,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	92,093

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	220	C 110	2,178	Avg.	79%	100%	100%	1,721
2 Fr	1987	240	C 110	22,759	Avg.	79%	100%	100%	17,980
(U)Basement	1987	240	C 110	4,224	Avg.	79%	100%	100%	3,337
Deck	1987	291	C 110	2,881	Avg.	79%	100%	100%	2,276
1.75 Gar	1984	576	C 110	22,696	Avg.	77%	100%	100%	17,476
Overhang	1984	96	C 110	3,653	Avg.	77%	100%	100%	2,813
1,072 SFLA		85.91 = $/SFLA (4)					Outbuilding Total		45,603

Accpt Land 129,000 **Accepted Bldg** 138,000 **Total** 267,000

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/25/2013
Sale Price	15,650
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Baselot (Frct)	189,661	24,656	100%		24,656
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.13		320,430.77 Per Acre		Land Total		41,656

Dwelling Description

					Replacement Cost New
Colonial	Two Story	748 Sqft	Grade D 100	Base	103,337
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal	Roof	635
					0
					0
Foundation	Brick	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	11				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,158
Attic	Floor & Stairs			Attic	3,142
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1800	0	Standard	Standard	Average	Basic	110,272

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	62%	95%	100%	64,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1900	270	D 100	15,327	Avg.	62%	100%	100%	9,503
(U)Basement	1900	270	D 100	3,629	Avg.	62%	100%	100%	2,250
Open Fr Porch	1900	48	D 100	955	Avg.	62%	100%	100%	592
1.5 Gar	1900	408	D 100	10,827	Avg.	62%	100%	100%	6,713
1,496 SFLA		43.42 = $/SFLA (4)					Outbuilding Total		19,058

Accpt Land 42,000 **Accepted Bldg** 84,000 **Total** 126,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/23/2004
Sale Price	215,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.17	Acres-Road Frontage	3,000.00	510	100%		510
2.00	# -Lot Imp PW/PS...	15,000.00	30,000	100%		30,000
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
Total Acres 1.17		63,683.76 Per Acre		Land Total		74,510

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,238 Sqft	Grade B 100	Base	178,837
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 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	5	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Good	Basic	185,041

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	125,828

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Barn	1850	648	C 100	19,732	Avg.	62%	100%	100%	12,234
Open Fr Porch	1999	90	B 100	2,813	Avg.	87%	100%	100%	2,447
2 Fr	2016	512	B 100	58,265	Avg.	97%	100%	100%	56,517
Entry	2016	24	B 100	1,109	Avg.	97%	100%	100%	1,076
Deck	2016	84	B 100	998	Avg.	97%	100%	100%	968
Deck	2016	192	B 100	2,281	Avg.	97%	100%	100%	2,213
Solar Panel	2017	20	C 100	4,000	Avg.	97%	100%	100%	3,880
1,857 SFLA		67.76 = $/SFLA (4)				Outbuilding Total			79,335

Accpt Land 75,000 **Accepted Bldg** 205,000 **Total** 280,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	10/02/2018
Sale Price	85,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
559	$/LF -Water Frontage	150.00	83,850	50%		41,925
5.59	Acres-Water Acreage	.00		100%		0
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
4.28	Acres-Back Land	500.00	2,140	100%		2,140
Total Acres 14.37		8,807.59 Per Acre			Land Total	126,565

Accpt Land	127,000	**Accepted Bldg**	0	**Total**	127,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	09/02/2005
Sale Price	146,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.25	Acres-Back Land	500.00	125	100%		125
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.25		28,944.44 Per Acre		Land Total		65,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	792 Sqft	Grade C 100	Base	79,988
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	800
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-3,730
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-269
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
1988	0	Standard	Standard	Average	Basic	76,789

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	61,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1988	192	C 100	4,547	Avg.	80%	100%	100%	3,638
Shed	1988	112	E 100	840	Avg.	80%	100%	100%	672
Deck	2011	185	C 100	1,665	Avg.	94%	100%	100%	1,565
Deck	2011	144	C 100	1,296	Avg.	94%	100%	100%	1,218
792 SFLA		77.56 = $/SFLA (4)				Outbuilding Total			7,093

Accpt Land 65,000 **Accepted Bldg** 69,000 **Total** 134,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/21/2017
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
2.08	Acres-Back Land	500.00	1,040	100%		1,040
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.08		8,669.29 Per Acre			Land Total	44,040

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,069 Sqft	Grade C 100	Base	122,156
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,390
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1982	Standard	Standard	Poor	Basic	126,426

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	46%	50%	100%	29,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1979	310	C 100	14,207	Avg.	74%	100%	100%	10,513
2 Barn	1880	1350	E 100	30,831	Poor	46%	50%	100%	7,091
12Mobile Home	1995	12X56	D 100	24,696	Poor	30%	100%	100%	7,409
Entry	2010	168	E 100	4,410	Fair	92%	100%	100%	4,057
2,276 SFLA		12.78 = $/SFLA (4)					Outbuilding Total		29,070

Accpt Land 44,000 **Accepted Bldg** 58,000 **Total** 102,000

Map/Lot: R 3 32
Account: 1507 Card: 1 of 1 Location: 301 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/2002
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
34.00	Acres-Back Land	500.00	17,000	100%		17,000
14.00	Acres-Wasteland/Bog	100.00	1,400	100%		1,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 56.00		1,364.29 Per Acre			Land Total	76,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1989	1352	D 100	28,256	Avg.	80%	100%	100%	22,605
(F) Gar	1989	1404	D 100	58,968	Avg.	80%	100%	100%	47,174
Deck	1989	156	D 100	1,179	Avg.	80%	100%	100%	943
Shed	1987	240	E 100	1,800	Avg.	79%	100%	100%	1,422
								Outbuilding Total	72,144

Accpt Land 76,000 **Accepted Bldg** 72,000 **Total** 148,000

Map/Lot: R 1 96
Account: 1508 Card: 1 of 2 Location: 152 BUTTER POINT RD

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/01/1996
Sale Price	220,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.53	Acres-Baselot (Frct)	211,094	322,973	100%		322,973
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.53		224,165.36 Per Acre		Land Total		342,973

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,364 Sqft	Grade B 100	Base	246,945
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	2002	Standard	Standard	Good	Basic	259,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	254,121

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	2002	16	B 100	2,703	Good	92%	100%	100%	2,487
Open Fr Porch	2002	106	B 100	3,313	Good	92%	100%	100%	3,048
1 Fr	2002	104	B 100	7,306	Good	92%	100%	100%	6,722
(U)Basement	2002	104	B 100	2,196	Good	92%	100%	100%	2,020
Enclosed Fr Porch	2002	324	B 100	19,601	Good	92%	100%	100%	18,033
Deck	2002	306	B 100	3,635	Good	92%	100%	100%	3,344
Open Fr Porch	2002	360	B 100	11,253	Good	92%	100%	100%	10,353
Shed	1974	160	E 100	1,200	Avg.	71%	100%	100%	852
1.5 Gar	2002	1920	B 100	80,062	Good	92%	100%	100%	73,657
Open Fr Porch	2002	192	B 100	6,002	Good	92%	100%	100%	5,522
2,728 SFLA		93.15 = $/SFLA (4)					Outbuilding Total		126,038

Accpt Land 343,000 **Accepted Bldg** 380,000 **Total** 723,000

Map/Lot: R 1 96
Account: 1508 Card: 2 of 2 Location: 152 BUTTER POINT RD

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/01/1996
Sale Price	220,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 99 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 14

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pier	1997	360	C 100	14,400	Avg.	86%	100%	100%	12,384
Ramp	1997	108	C 100	2,430	Avg.	86%	100%	100%	2,090
Float	1997	256	C 100	9,408	Avg.	86%	100%	100%	8,091
2,728 SFLA		93.15 = $/SFLA (4)				Outbuilding Total			22,565

Accpt Land 0 **Accepted Bldg** 23,000 **Total** 23,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	343,000	380,000	723,000	343,000	380,000	723,000
2	0	23,000	23,000	0	23,000	23,000
TOTAL	343,000	403,000	746,000	343,000	403,000	746,000

Map/Lot: R 4 9
Account: 1509 Card: 1 of 1 Location: 101 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/1979
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.74	Acres-Road Frontage	3,000.00	5,220	100%		5,220
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.74		12,090.91 Per Acre		Land Total		45,220

Dwelling Description **Replacement Cost New**

Salt Box	One Story	1,140 Sqft	Grade C 100	Base	101,815
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,151
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-388
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	20,030
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	Standard	Standard	Average	Basic	122,608

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	91,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1980	280	C 100	2,520	Avg.	75%	100%	100%	1,890
Shed	1980	128	E 100	960	Avg.	75%	100%	100%	720
Enclosed Fr Porch	1991	171	C 100	7,837	Avg.	82%	100%	100%	6,426
1.75 Gar	1991	576	C 100	20,632	Avg.	82%	100%	100%	16,918
Open Shed	2016	288	E 100	1,728	Avg.	97%	100%	100%	1,676
1,140 SFLA		80.66 = $/SFLA (4)				Outbuilding Total			27,630

Accpt Land 45,000 **Accepted Bldg** 120,000 **Total** 165,000

Map/Lot: U 2 20A- 4
Account: 1510 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 4

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Reference 1	
Reference 2	1990 SKYLINE 14 X 66 4-1-12
Tran/Land/Bldg	1 2 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline Homette.	1990	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Deck	1990	80	E 100	540	Poor	68%	100%	100%	367
Shed	1990	96	E 100	720	Poor	68%	100%	100%	490
924 SFLA		112.35 = $/SFLA (4)				Outbuilding Total			12,717

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Map/Lot: U 4 56
Account: 1511 Card: 1 of 1 Location: 47 GLIDDEN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/09/2012
Sale Price	295,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.15	Acres-Road Frontage	3,000.00	450	100%		450
Total Acres 0.40		93,625.00 Per Acre		Land Total		37,450

Dwelling Description **Replacement Cost New**

Colonial	Two Story	870 Sqft	Grade A 100	Base	288,830
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,950
Attic	Floor & Stairs			Attic	9,179
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1991	Standard	Standard	Good	Basic	311,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	212,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1992	656	A 100	73,664	Good	87%	100%	100%	64,088
Open Fr Porch	1992	72	A 100	3,598	Good	87%	100%	100%	3,130
Bay Window	1992	44	A 100	11,884	Good	87%	100%	100%	10,339
Patio	1992	66	A 100	673	Good	87%	100%	100%	586
Deck	1992	737	A 100	13,996	Good	87%	100%	100%	12,177
Sunspace	1992	168	A 100	18,876	Good	87%	100%	100%	16,422
1.5 Barn	1999	480	A 100	24,176	Good	90%	100%	100%	21,758
1,740 SFLA		121.86 = $/SFLA (4)				Outbuilding Total			128,500

Accpt Land 37,000 **Accepted Bldg** 341,000 **Total** 378,000

Map/Lot: U 4 36
Account: 1512 Card: 1 of 1 Location: 205 JEFFERSON ST

Neighborhood 6 Dntn Bus .25

Sale Data

Sale Date	11/01/1974
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.08	Acres-Back Land	500.00	40	100%		40
Total Acres 0.33		136,484.85 Per Acre		Land Total		45,040

Dwelling Description **Replacement Cost New**

Colonial	Two Story	836 Sqft	Grade C 100	Base	132,107
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,180
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Fair	Basic	136,287

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	73,595

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	86	C 100	4,577	Fair	54%	100%	100%	2,472
Open Fr Porch	1800	104	C 100	2,463	Fair	54%	100%	100%	1,330
Bay Window	1800	12	C 100	1,536	Fair	54%	100%	100%	829
Deck	1800	180	C 100	1,620	Fair	54%	100%	100%	875
1,672 SFLA		44.02 = $/SFLA (4)				Outbuilding Total			5,506

Accpt Land 45,000 **Accepted Bldg** 79,000 **Total** 124,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1995
Sale Price	59,900
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1992 ASTRO 14 X 56
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.30	Acres-Road Frontage	3,000.00	3,900	100%		3,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.30		13,303.03 Per Acre		Land Total		43,900

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1992	14X56	C 100	33,544	Good	63%	100%	100%	21,133
Deck		1982	63	C 100	567	Good	82%	100%	100%	465
Deck		1982	170	C 100	1,530	Good	82%	100%	100%	1,255
Gar		1982	280	E 100	5,224	Good	82%	100%	100%	4,284
1 Fr		2003	196	C 100	10,431	Avg.	89%	100%	100%	9,284
1 Fr		2003	252	C 100	13,411	Avg.	89%	100%	100%	11,936
784 SFLA			120.83 = $/SFLA (4)				Outbuilding Total			48,357

Accpt Land 44,000 **Accepted Bldg** 48,000 **Total** 92,000

Map/Lot: U 4 62
Account: 1514 Card: 1 of 1 Location: 17 PHILBROOK LN

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	NoneNone
Street	Paved

Sale Data

Sale Date	02/09/2009
Sale Price	64,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1			
Reference 2			
Tran/Land/Bldg	9 9 9		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 0 0	Land Schedule	24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.52	Acres-Road Frontage	3,000.00	1,560	100%		1,560
1.21	Acres-Back Land	500.00	605	100%		605
Total Acres 2.23		10,836.32 Per Acre		Land Total		24,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1870	416	C 100	10,350	Avg.	62%	100%	100%	6,417
						Outbuilding Total			6,417

Accpt Land	24,000	**Accepted Bldg**	6,000	**Total**	30,000

Map/Lot: R11 1A
Account: 1516 Card: 1 of 1 Location: 745 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
0.88	Acres-Wasteland/Bog	100.00	88	100%		88
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		19,326.06 Per Acre		Land Total		36,333

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,232 Sqft	Grade C 110	Base	118,344
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,019
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	122,431

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	89,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1977	168	C 110	1,663	Avg.	73%	100%	100%	1,214
Gar	1987	576	E 100	10,748	Avg.	79%	100%	100%	8,491
1,232 SFLA		72.54 = $/SFLA (4)				Outbuilding Total			9,705

Accpt Land 36,000 **Accepted Bldg** 99,000 **Total** 135,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND RP RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/21/2014
Sale Price	160,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	22 70 0
Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
650	$/LF -Water Frontage	100.00	65,000	100%		65,000
6.50	Acres-Water Acreage	.00		100%		0
11.30	Acres-Back Land	500.00	5,650	100%		5,650
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.36	Acres-Under Water	.00		100%		0
Total Acres 20.16		7,472.72 Per Acre		Land Total		150,650

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,464 Sqft	Grade B 125	Base	252,952
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,351
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,399
Rooms	12				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	12,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,146
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Standard	Standard	Average	Basic	279,256

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	270,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Att Gar	2015	576	B 125	25,319	Avg.	97%	100%	100%	24,559
1 Fr	2015	176	B 125	15,455	Avg.	97%	100%	100%	14,991
(U)Basement	2015	176	B 125	4,646	Avg.	97%	100%	100%	4,507
1 Fr	2015	224	B 125	19,670	Avg.	97%	100%	100%	19,080
(U)Basement	2015	224	B 125	5,914	Avg.	97%	100%	100%	5,737
Deck	2015	240	B 125	3,564	Avg.	97%	100%	100%	3,457
Open Fr Porch	2015	120	B 125	4,689	Avg.	97%	100%	100%	4,548
Deck	2015	100	B 125	1,485	Avg.	97%	100%	100%	1,440
Open Fr Porch	2015	24	B 125	938	Avg.	97%	100%	100%	910
2,196 SFLA		123.35 = $/SFLA (4)					Outbuilding Total		79,229

Accpt Land 151,000 **Accepted Bldg** 350,000 **Total** 501,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	04/19/2017
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.18	Acres-Road Frontage	3,000.00	9,540	100%		9,540
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.18		9,563.71 Per Acre			Land Total	49,540

Dwelling Description **Replacement Cost New**

Colonial	Two Story	911 Sqft	Grade B 100	Base	186,189
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,584
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	Floor & Stairs			Attic	6,013
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1888	0	Standard	Standard	Average	Basic	199,508

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	123,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1888	580	B 100	40,746	Avg.	62%	100%	100%	25,263
(U)Basement	1888	580	B 100	12,250	Avg.	62%	100%	100%	7,595
(F)Attic	1888	290	B 100	9,570	Avg.	62%	100%	100%	5,933
Open Fr Porch	1888	390	B 100	12,190	Avg.	62%	100%	100%	7,558
Enclosed Fr Porch	1888	128	B 100	7,743	Avg.	62%	100%	100%	4,801
1.5 Shed	1888	285	E 100	2,715	Fair	54%	100%	100%	1,466
Quonset Metal	2017	600	C 100	9,210	Avg.	97%	100%	100%	8,934
1,822 SFLA		67.89 = $/SFLA (4)					Outbuilding Total		61,550

Accpt Land 50,000 **Accepted Bldg** 185,000 **Total** 235,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
48.00	Acres-Back Land	500.00	24,000	100%		24,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 60.00		1,566.67 Per Acre			Land Total	94,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	921 Sqft	Grade C 100	Base	111,590
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	69,186

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1850	55	C 100	495	Avg.	62%	100%	100%	307
1.75 Fr	1996	352	C 100	26,974	Avg.	85%	100%	100%	22,928
(U)Basement	1996	176	C 100	2,816	Avg.	85%	100%	100%	2,394
2.5 Barn	1850	1155	E 100	31,756	Fair	54%	100%	100%	17,148
Shed	1850	252	E 100	1,890	Fair	54%	100%	100%	1,021
1.5 Shed	1850	396	E 100	3,772	Fair	54%	100%	100%	2,037
1.75 Fr	2016	480	C 110	40,461	Avg.	97%	100%	100%	39,247
1,382 SFLA		50.06 = $/SFLA (4)					Outbuilding Total		85,082

Accpt Land 94,000 **Accepted Bldg** 154,000 **Total** 248,000

Map/Lot: R 8 28
Account: 1520 Card: 1 of 1 Location: 2265 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1988
Sale Price	62,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Baselot (Frct)	48,890.31	32,268	50%		16,134
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.66		54,748.48 Per Acre		Land Total		36,134

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	95,580
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Good	Basic	99,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	67,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1992	360	C 100	19,159	Avg.	82%	100%	100%	15,710
Deck	1992	76	C 100	684	Avg.	82%	100%	100%	561
Shed	1830	384	E 100	2,880	Fair	54%	100%	100%	1,555
Shed	1830	120	E 100	900	Fair	54%	100%	100%	486
1,080 SFLA		62.53 = $/SFLA (4)				Outbuilding Total			18,312

Accpt Land 36,000 **Accepted Bldg** 86,000 **Total** 122,000

Map/Lot: R12 28
Account: 1521 Card: 1 of 1 Location: 180 BURKET MILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	08/12/2008
Sale Price	17,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
8.00	Acres-Back Land	500.00	4,000	100%		4,000
Total Acres 10.00		1,840.00 Per Acre		Land Total		18,400

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: U 2 21
Account: 1522 Card: 1 of 1 Location: 410 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	01/08/2016
Sale Price	96,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.41	Acres-Back Land	500.00	205	100%		205
Total Acres 0.91		40,884.62 Per Acre		Land Total		37,205

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	98,419
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1955	2006	Standard	Standard	Good	Basic	98,419

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	68%	100%	95%	63,579

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1995	240	C 100	12,773	Good	88%	100%	95%	10,678
Gar	1955	440	C 100	10,947	Good	68%	100%	95%	7,072
1,152 SFLA		55.19 = $/SFLA (4)					Outbuilding Total		17,750

Accpt Land 37,000 **Accepted Bldg** 81,000 **Total** 118,000

Map/Lot: R14 14
Account: 1523 Card: 1 of 1 Location: 721 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.24	Acres-Baselot (Frct)	13,974.16	17,328	100%		17,328
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.24		30,103.23 Per Acre		Land Total		37,328

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,025 Sqft	Grade C 100	Base	93,666
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,035
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,527
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
1962	0	Standard	Standard	Average	Basic	96,228

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	60,624

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1962	56	C 100	1,960	Avg.	63%	100%	100%	1,235
Deck	1962	80	C 100	720	Avg.	63%	100%	100%	454
1,025 SFLA		59.15 = $/SFLA (4)				Outbuilding Total			1,689

Accpt Land 37,000 **Accepted Bldg** 62,000 **Total** 99,000

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Above Street
Utilities Public SewerDrilled Well
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
4.84	Acres-Road Frontage	3,000.00	14,520	100%		14,520
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 5.09		10,121.81 Per Acre			Land Total	51,520

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,334 Sqft	Grade C 110	Base	178,275
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	2002	Standard	Standard	Average	Basic	187,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	115,967

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1949	110	C 110	2,866	Avg.	62%	100%	100%	1,777
Enclosed Fr Porch	1949	49	C 110	2,471	Avg.	62%	100%	100%	1,532
Shed	1949	80	E 100	600	Fair	54%	100%	100%	324
Deck	2006	511	C 110	5,059	Avg.	91%	100%	100%	4,604
Deck	2011	270	C 110	2,673	Avg.	94%	100%	100%	2,513
2 Gar	2017	1824	C 110	80,858	Avg.	97%	100%	100%	78,432
2,334 SFLA		49.69 = $/SFLA (4)				Outbuilding Total			89,182

Accpt Land 52,000 **Accepted Bldg** 205,000 **Total** 257,000

Map/Lot: U10 22A
Account: 1525 Card: 1 of 1 Location: 67 MILL ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/1980
Sale Price	15,300
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Baselot (Frct)	64,424.80	18,683	100%		18,683
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.29		116,148.28 Per Acre		Land Total		33,683

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	83,669
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-294
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
1980	0	Standard	Standard	Average	Basic	83,375

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	62,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1995	576	C 100	12,084	Avg.	84%	100%	100%	10,151
1 Fr	1995	336	C 100	17,882	Avg.	84%	100%	100%	15,021
Deck	1997	320	C 100	2,880	Avg.	86%	100%	100%	2,477
864 SFLA		72.37 = $/SFLA (4)					Outbuilding Total		27,649

Accpt Land 34,000 **Accepted Bldg** 90,000 **Total** 124,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/09/2011
Sale Price	69,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.86	Acres-Back Land	500.00	430	100%		430
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.86		14,136.36 Per Acre		Land Total		40,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1994	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
Deck	1974	120	E 100	810	Fair	62%	100%	100%	502
Shed	1974	120	E 100	900	Fair	62%	100%	100%	558
2 Gar	1997	672	E 100	20,312	Avg.	86%	100%	100%	17,468
1,008 SFLA		83.86 = $/SFLA (4)				Outbuilding Total			40,523

Accpt Land	40,000	**Accepted Bldg**	41,000	**Total**	81,000

Map/Lot: U 7 4
Account: 1528 Card: 1 of 1 Location: 176 WASHINGTON RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	ROUTE 1 COM A RURAL		
Topography	Level		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	6 6 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	07/01/1992
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.93	Acres-Back Land	500.00	465	100%		465
Total Acres 2.93		6,984.64 Per Acre		Land Total		20,465

Accpt Land	20,000	**Accepted Bldg**	0	**Total**	20,000

Name: BOWMAN, ANTHONY M
BOWMAN, KAREN J
Map/Lot: R 6 19- 2
Account: 1529 Card: 1 of 1 Location: 540 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/31/2008
Sale Price	89,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.02	Acres-Back Land	500.00	1,010	100%		1,010
Total Acres 4.02		10,201.49 Per Acre		Land Total		41,010

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade E 75	Base	65,925
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,955
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	Standard	Standard	Average	Basic	61,556

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	58,478

Accpt Land 41,000 **Accepted Bldg** 58,000 **Total** 99,000

Map/Lot: R16 46
Account: 1530 Card: 1 of 1 Location: 99 PIERPONT LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Landlocked/Rear	200.00	600	100%		600
Total Acres 3.00		200.00 Per Acre			Land Total	600

Accpt Land 600 **Accepted Bldg** 0 **Total** 600

Map/Lot: R 6 16
Account: 1531 Card: 1 of 1 Location: 535 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170

Sale Data

Sale Date	06/01/1999
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	10,521.12	19,569	100%		19,569
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		21,273.66 Per Acre		Land Total		39,569

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1999	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
MH Slab		1999	924	C 100	3,132	Avg.	87%	100%	100%	2,725
Gar		1999	400	C 100	9,952	Avg.	87%	100%	100%	8,658
Deck		1999	96	C 100	864	Avg.	87%	100%	100%	752
924 SFLA			88.35 = $/SFLA (4)				Outbuilding Total			35,293

Accpt Land 40,000 **Accepted Bldg** 35,000 **Total** 75,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND RP
Topography Rolling
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date 07/01/1992
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
7.01	Acres-Road Frontage	3,000.00	21,030	100%		21,030
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 7.51		7,687.08 Per Acre		Land Total		57,730

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,486 Sqft	Grade C 100	Base	199,476
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,602
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,428
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1911	0	Standard	Standard	Average	Basic	204,847

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	127,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1911	304	C 100	13,932	Avg.	62%	100%	100%	8,638
Entry	1911	20	C 100	700	Avg.	62%	100%	100%	434
1.5 Shed	1911	464	C 100	5,893	Avg.	62%	100%	100%	3,654
Shed	1911	25	C 100	250	Avg.	62%	100%	100%	155
Shed	1911	80	C 100	800	Avg.	62%	100%	100%	496
1.75 Gar	1911	1176	C 100	42,124	Avg.	62%	100%	100%	26,117
Gar	1911	546	C 100	13,584	Avg.	62%	100%	100%	8,422
Shed	1911	1248	C 100	12,480	Avg.	62%	100%	100%	7,738
Shed	1911	2070	E 100	15,525	Poor	46%	100%	100%	7,142
2,972 SFLA		42.73 = $/SFLA (4)				Outbuilding Total			62,796

Accpt Land 58,000 **Accepted Bldg** 190,000 **Total** 248,000

Map/Lot: R17 66
Account: 1533 Card: 1 of 1 Location: 887 N NOBLEBORO RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	07/07/2010
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.12	Acres-Unimprov. R/W	300.00	2,136	100%		2,136
Total Acres 7.12		300.00 Per Acre		Land Total		2,136

Accpt Land	2,000	**Accepted Bldg**	0	**Total**	2,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND RP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/2001
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
6.50	Acres-Wasteland/Bog	100.00	650	100%		650
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 10.00		5,335.00 Per Acre		Land Total		53,350

Dwelling Description

Ranch	One Story	1,568 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	140,121
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	560 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,320
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	161,215

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	143,481

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2002	20	C 110	521	Avg.	89%	100%	100%	464
Deck	2002	240	C 110	2,376	Avg.	89%	100%	100%	2,115
Att Gar	2004	1008	C 110	23,263	Avg.	90%	100%	100%	20,937
1,568 SFLA		91.51 = $/SFLA (4)					Outbuilding Total		23,516

Accpt Land 53,000 **Accepted Bldg** 167,000 **Total** 220,000

Neighborhood 7	Rt 1 Com B .5		
Zoning/Use	ROUTE 1 COM B ROUTE 1 COM A		
Topography	Rolling		
Utilities	Drilled WellSeptic System		
Street	Paved		

Sale Data

Sale Date	12/01/2001
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	5 0 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	7

Dwelling Description

Modular Home	One Story	1,456 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	132,471
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,386
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
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	Standard	Standard	Average	Basic	137,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	125,543

Accpt Land	0	**Accepted Bldg**	126,000	**Total**	126,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	53,000	167,000	220,000	53,000	167,000	220,000
2	0	126,000	126,000	0	126,000	126,000
TOTAL	53,000	293,000	346,000	53,000	293,000	346,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2001
Sale Price	3,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.08	Acres-Road Frontage	3,000.00	3,240	100%		3,240
1.90	Acres-Wasteland/Bog	100.00	190	100%		190
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.98		8,720.88 Per Acre			Land Total	43,430

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	1,040 Sqft	Grade D 100	Base	129,494
Exterior	Wood 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	0
Fin. Basement Area	1040 Sqft, Grade E	Basement Gar	None	Fin Bsmt	15,600
Heating	100% Electric	Cooling	0% None	Heat	-594
Rooms	11				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,738
Attic	None			Attic	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	Standard	Standard	Average	Basic	149,238

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	107,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1976	120	D 100	3,487	Avg.	72%	200%	100%	5,022
Entry	1976	30	D 100	882	Avg.	72%	100%	100%	635
Shed	1900	168	E 100	1,260	Poor	46%	100%	100%	580
2 Fr	2008	1408	D 100	101,963	Avg.	93%	60%	100%	56,896
Deck	2011	216	D 100	1,633	Avg.	94%	100%	100%	1,535
2,080 SFLA		51.66 = $/SFLA (4)					Outbuilding Total		64,668

Accpt Land 43,000 **Accepted Bldg** 172,000 **Total** 215,000

Map/Lot: U11 41A
Account: 1536 Card: 1 of 2 Location: 16 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/01/1997
Sale Price	30,450
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.48	Acres-Back Land	500.00	740	100%		740
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
Total Acres 2.02		25,673.27 Per Acre		Land Total		51,860

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,652 Sqft	Grade D 100	Base	112,222
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,158
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,652	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1998	Standard	Standard	Average	Basic	115,380

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	83,074

Accpt Land	52,000	Accepted Bldg	83,000	Total	135,000

Map/Lot: U11 41A
Account: 1536 Card: 2 of 2 Location: 16 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/01/1997
Sale Price	30,450
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,152 Sqft	Grade E 75	Base	57,123
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Poor	Basic	57,123

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	51%	50%	100%	14,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1975	288	E 75	1,458	Poor	51%	50%	100%	372
1,152 SFLA		12.64 = $/SFLA (4)					Outbuilding Total		372

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	52,000	83,000	135,000	52,000	83,000	135,000
2	0	15,000	15,000	0	15,000	15,000
TOTAL	52,000	98,000	150,000	52,000	98,000	150,000

Map/Lot: R 6 19- 5
Account: 1537 Card: 1 of 1 Location: 472 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	10,215.50	19,818	100%		19,818
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.94		20,524.74 Per Acre		Land Total		39,818

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,098 Sqft	Grade C 100	Base	99,181
Exterior	Wood 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	0
Fin. Basement Area	549 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,223
Heating	100% Electric	Cooling	0% None	Heat	-373
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	109,911

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	79,136

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1986	325	C 100	17,296	Avg.	79%	100%	100%	13,664
Open Fr Porch	1986	75	C 100	1,776	Avg.	79%	100%	100%	1,403
Deck	1986	168	C 100	1,512	Avg.	79%	100%	100%	1,194
1.75 Att Gar	1986	720	C 100	21,751	Avg.	79%	100%	100%	17,183
Shed	1986	192	E 100	1,440	Fair	72%	100%	100%	1,037
1,098 SFLA		72.07 = $/SFLA (4)					Outbuilding Total		34,481

Accpt Land 40,000 **Accepted Bldg** 114,000 **Total** 154,000

Map/Lot: R 2 50
Account: 1538 Card: 1 of 1 Location: 492 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Septic SystemNone
Street Paved

Sale Data

Sale Date	06/22/2014
Sale Price	5,100
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Baselot (Frct)	38,456.12	35,764	50%		17,882
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.93		36,432.26 Per Acre		Land Total		33,882

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	468 Sqft	Grade D 100	Base	50,120
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,818
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	Standard	Standard	Average	Basic	63,938

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	62%	20%	100%	7,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1900	24	D 100	181	Avg.	62%	100%	100%	112
1 Fr	1900	312	D 100	13,948	Avg.	62%	100%	100%	8,648
(U)Basement	1900	312	D 100	4,193	Avg.	62%	100%	100%	2,600
468 SFLA		16.94 = $/SFLA (4)					Outbuilding Total		11,360

Accpt Land 34,000 **Accepted Bldg** 19,000 **Total** 53,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
10.59	Acres-Back Land	500.00	5,295	100%		5,295
18.00	# -Apartment	2,000.00	36,000	100%		36,000
3.00	# -Lot Imp PW/PS...	15,000.00	45,000	100%		45,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 11.59		16,418.46 Per Acre		Land Total		190,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1920	884	C 100	33,327	Avg.	62%	100%	100%	20,663
Open Fr Porch	1920	60	C 100	1,421	Avg.	62%	100%	100%	881
Open Fr Porch	1920	60	C 100	1,421	Avg.	62%	100%	100%	881
Open Fr Porch	1920	60	C 100	1,421	Avg.	62%	100%	100%	881
Canopy	1920	248	C 100	2,182	Avg.	62%	100%	100%	1,353
Cabin	1930	288	C 100	10,858	Avg.	62%	100%	100%	6,732
Open Fr Porch	1930	80	C 100	1,894	Avg.	62%	100%	100%	1,174
Laundry Bldg	2005	1111	C 100	67,204	Avg.	91%	100%	100%	61,156
Open Fr Porch	2005	257	C 100	6,086	Avg.	91%	100%	100%	5,538
							Outbuilding Total		99,259

Accpt Land 190,000 **Accepted Bldg** 99,000 **Total** 289,000

Neighborhood 7	Rt 1 Com B .5
Zoning/Use	ROUTE 1 COM B
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	1238 148 5-13-85		
Reference 2	2206 270 12-19-96		
Tran/Land/Bldg	5 0 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1930	288	C 100	10,858	Avg.	62%	100%	100%	6,732
Open Fr Porch	1930	100	C 100	2,368	Avg.	62%	100%	100%	1,468
Cabin	1930	218	C 100	8,219	Avg.	62%	100%	100%	5,096
Open Fr Porch	1930	50	C 100	1,184	Avg.	62%	100%	100%	734
Cabin	1930	198	C 100	7,465	Avg.	62%	100%	100%	4,628
Open Fr Porch	1930	40	C 100	947	Avg.	62%	100%	100%	587
Cabin	1930	200	C 100	7,540	Avg.	62%	100%	100%	4,675
Open Fr Porch	1930	60	C 100	1,421	Avg.	62%	100%	100%	881
Cabin	1930	338	C 100	12,743	Avg.	62%	100%	100%	7,901
Open Fr Porch	1930	100	C 100	2,368	Avg.	62%	100%	100%	1,468
							Outbuilding Total		34,170

Accpt Land	0	**Accepted Bldg**	34,000	**Total**	34,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 5 0 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1930	192	C 100	7,238	Avg.	62%	100%	100%	4,488
Open Fr Porch	1930	60	C 100	1,421	Avg.	62%	100%	100%	881
Cabin	1930	204	C 100	7,691	Avg.	62%	100%	100%	4,768
Open Fr Porch	1930	60	C 100	1,421	Avg.	62%	100%	100%	881
Cabin	1930	308	C 100	11,612	Avg.	62%	100%	100%	7,199
Open Fr Porch	1930	70	C 100	1,658	Avg.	62%	100%	100%	1,028
Cabin	1930	487	C 100	18,360	Avg.	62%	100%	100%	11,383
Open Fr Porch	1930	60	C 100	1,421	Avg.	62%	100%	100%	881
Cabin	1930	266	C 100	10,028	Avg.	62%	100%	100%	6,217
Open Fr Porch	1930	60	C 100	1,421	Avg.	62%	100%	100%	881
							Outbuilding Total		38,607

Accpt Land 0 **Accepted Bldg** 39,000 **Total** 39,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Rolling
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	5 0 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1930	290	C 100	10,933	Avg.	62%	100%	100%	6,778
Open Fr Porch	1930	70	C 100	1,658	Avg.	62%	100%	100%	1,028
Cabin	1930	408	C 100	15,382	Avg.	62%	100%	100%	9,537
Open Fr Porch	1930	100	C 100	2,368	Avg.	62%	100%	100%	1,468
Cabin	1930	608	C 100	22,922	Avg.	62%	100%	100%	14,212
Open Fr Porch	1930	100	C 100	2,368	Avg.	62%	100%	100%	1,468
							Outbuilding Total		34,491

Accpt Land	0	**Accepted Bldg**	34,000	**Total**	34,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	190,000	99,000	289,000	190,000	99,000	289,000
2	0	34,000	34,000	0	34,000	34,000
3	0	39,000	39,000	0	39,000	39,000
4	0	34,000	34,000	0	34,000	34,000
TOTAL	190,000	206,000	396,000	190,000	206,000	396,000

Map/Lot: R19 29
Account: 1540 Card: 1 of 1 Location: 313 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/1982
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.98	Acres-Road Frontage	3,000.00	5,940	100%		5,940
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.98		12,798.99 Per Acre			Land Total	50,940

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	118,520
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,024
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
1986	2010	Standard	Standard	Average	Basic	115,496

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	91,242

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1983	252	E 100	1,890	Avg.	77%	100%	100%	1,455
Coml Shop	1992	1488	E 100	67,987	Avg.	82%	100%	100%	55,749
Enclosed Fr Porch	2010	324	C 100	14,849	Avg.	94%	100%	100%	13,958
Deck	2010	400	C 100	3,600	Avg.	94%	100%	100%	3,384
1,512 SFLA		60.35 = $/SFLA (4)				Outbuilding Total			74,546

Accpt Land 51,000 **Accepted Bldg** 166,000 **Total** 217,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	12/01/2000
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.97	Acres-Road Frontage	3,000.00	2,910	100%		2,910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.97		14,447.81 Per Acre		Land Total		42,910

Dwelling Description **Replacement Cost New**

Ranch	One Story	936 Sqft	Grade C 100	Base	89,020
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	89,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	72,106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1990	72	C 100	648	Avg.	81%	100%	100%	525
1.75 Gar	1997	624	E 100	16,764	Avg.	86%	70%	100%	10,092
936 SFLA		77.04 = $/SFLA (4)					Outbuilding Total		10,617

Accpt Land 43,000 **Accepted Bldg** 83,000 **Total** 126,000

Map/Lot: R 1 68
Account: 1542 Card: 1 of 2 Location: 1172 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/27/2004
Sale Price	307,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
133	$/LF -Water Frontage	150.00	19,950	100%		19,950
1.33	Acres-Water Acreage	.00		100%		0
2.55	Acres-Back Land	500.00	1,275	100%		1,275
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.88		32,521.26 Per Acre		Land Total		191,225

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	992 Sqft	Grade B 110	Base	216,758
Exterior	Wood 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	0
Fin. Basement Area	992 Sqft, Grade B	Basement Gar	None	Fin Bsmt	26,189
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,292
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	10,919
Attic	None			Attic	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	Standard	Standard	Average	Basic	258,158

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	234,924

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2005	316	B 110	24,420	Avg.	91%	100%	100%	22,222
(U)Basement	2005	316	B 110	7,341	Avg.	91%	100%	100%	6,680
1 Fr	2005	128	B 110	9,891	Avg.	91%	100%	100%	9,001
(U)Basement	2005	128	B 110	2,973	Avg.	91%	100%	100%	2,705
1 Fr	2005	92	B 110	7,109	Avg.	91%	100%	100%	6,469
(U)Basement	2005	92	B 110	2,137	Avg.	91%	100%	100%	1,945
Open Fr Porch	2005	160	B 110	5,501	Avg.	91%	100%	100%	5,006
Deck	2005	192	B 110	2,509	Avg.	91%	100%	100%	2,283
1.5 Barn	1870	980	C 100	23,393	Avg.	62%	100%	100%	14,504
(U)Basement	1870	980	C 100	15,680	Avg.	62%	100%	100%	9,722
1,984 SFLA		118.41 = $/SFLA (4)					Outbuilding Total		80,537

Accpt Land 191,000 **Accepted Bldg** 315,000 **Total** 506,000

Map/Lot: R 1 68
Account: 1542 Card: 2 of 2 Location: 1172 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/27/2004
Sale Price	307,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 99 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1870	96	C 100	3,619	Avg.	62%	100%	100%	2,244
Open Fr Porch	2005	162	C 100	3,836	Avg.	91%	100%	100%	3,491
Deck	2005	190	C 100	1,710	Avg.	91%	100%	100%	1,556
Stairs	2005	92	C 100	1,104	Avg.	91%	100%	100%	1,005
1,984 SFLA		118.41 = $/SFLA (4)				Outbuilding Total			8,296

Accpt Land	0	**Accepted Bldg**	8,000	**Total**	8,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	191,000	315,000	506,000	191,000	315,000	506,000
2	0	8,000	8,000	0	8,000	8,000
TOTAL	191,000	323,000	514,000	191,000	323,000	514,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	06/23/2015
Sale Price	2,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.20	Acres-Back Land	500.00	2,600	100%		2,600
Total Acres 7.20		2,861.11 Per Acre			Land Total	20,600

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		

Sale Data

Sale Date	07/31/2018
Sale Price	111,200
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.71	Acres-Back Land	500.00	355	100%		355
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.71		14,891.14 Per Acre			Land Total	40,355

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,248 Sqft	Grade C 110	Base	118,264
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,045
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	123,411

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	82%	70%	100%	70,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1991	21	C 110	799	Avg.	82%	70%	100%	458
Overhang	1991	21	C 110	799	Avg.	82%	70%	100%	458
Overhang	1991	48	C 110	1,826	Avg.	82%	70%	100%	1,048
Deck	1999	320	C 100	2,880	Avg.	87%	100%	100%	2,506
1,248 SFLA		56.76 = $/SFLA (4)					Outbuilding Total		4,470

Accpt Land 40,000 **Accepted Bldg** 75,000 **Total** 115,000

Map/Lot: R18 32B
Account: 1545 Card: 1 of 1 Location: 1707 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1968
Sale Price	13,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1988 DESIGN 25 X 52
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	19 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.40	Acres-Road Frontage	3,000.00	7,200	100%		7,200
90.72	Acres-Back Land	500.00	45,360	100%		45,360
12.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 107.12		864.08 Per Acre			Land Total	92,560

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,300 Sqft	Grade C 100	Base	110,742
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,937
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Fair	Basic	115,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	84,314

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	448	C 100	4,032	Avg.	80%	100%	100%	3,226
1 Fr	1989	196	C 100	10,431	Avg.	80%	100%	100%	8,345
Gar	1995	768	E 100	14,331	Avg.	84%	100%	100%	12,038
Shed	2003	288	E 100	2,160	Avg.	89%	100%	100%	1,922
1,300 SFLA		64.86 = $/SFLA (4)					Outbuilding Total		25,531

Accpt Land 93,000 **Accepted Bldg** 110,000 **Total** 203,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/16/2015
Sale Price	4,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1987 FOREST PARK 14 X 70 4-1-95
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Forest Park M/H	1987	14X67	B 100	46,096	Poor	30%	100%	100%	13,829
Deck	1990	120	E 100	810	Poor	68%	100%	100%	551
Deck	1990	70	E 100	472	Poor	68%	100%	100%	321
938 SFLA		104.63 = $/SFLA (4)				Outbuilding Total			14,701

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Map/Lot: R23 31A
Account: 1547 Card: 1 of 1 Location: 2142 OLD AUGUSTA RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1978
Sale Price	6,800
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
11.50	Acres-Back Land	500.00	5,750	100%		5,750
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.50		3,932.26 Per Acre		Land Total		60,950

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	552 Sqft	Grade C 100	Base	93,067
Exterior	Wood 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	-2,081
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,932
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
1979	0	Standard	Standard	Average	Basic	89,054

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	65,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1979	112	C 100	1,008	Avg.	74%	100%	100%	746
1 Fr	1979	120	C 100	6,386	Avg.	74%	100%	100%	4,726
Entry	1979	80	C 100	2,800	Avg.	74%	100%	100%	2,072
1.75 Fr	1979	360	C 100	27,587	Avg.	74%	100%	100%	20,414
(U)Basement	1979	360	C 100	5,760	Avg.	74%	100%	100%	4,262
1.5 Gar	1986	784	E 100	18,575	Avg.	79%	100%	100%	14,674
Open Shed	1994	336	E 100	2,016	Avg.	84%	100%	100%	1,693
Open Fr Porch	2004	224	C 100	5,304	Avg.	90%	100%	100%	4,774
Open Shed	2004	112	E 100	672	Avg.	90%	100%	100%	605
1.5 Barn	2004	672	E 100	12,031	Avg.	90%	100%	100%	10,828
966 SFLA		68.22 = $/SFLA (4)				Outbuilding Total			64,794

Accpt Land 61,000 **Accepted Bldg** 131,000 **Total** 192,000

Map/Lot: R 8 34
Account: 1548 Card: 1 of 1 Location: 2331 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1986
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2018		
Reference 2	FARMLAND 2018		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Baselot (Frct)	136,518	116,040	90%		104,436
7.00	Acres-Pasture F&O	350.00	2,450	100%		2,450
6.80	Acres-Mixed Wood F&O	408.00	2,774	100%		2,774
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.65		8,850.51 Per Acre			Land Total	129,660

Dwelling Description **Replacement Cost New**

Colonial	Two Story	825 Sqft	Grade C 110	Base	144,101
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-5,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Standard	Standard	Good	Basic	146,174

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	99,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1810	18	C 110	469	Good	68%	100%	100%	319
Open Fr Porch	1810	160	C 110	4,168	Good	68%	100%	100%	2,834
1 Fr	1810	204	C 110	11,943	Good	68%	100%	100%	8,121
Shed	1810	36	C 100	360	Avg.	62%	100%	100%	223
Gar	1810	544	C 100	13,535	Avg.	62%	100%	100%	8,392
1.75 Barn	1810	864	C 100	23,388	Avg.	62%	100%	100%	14,501
Open Fr Porch	1990	100	C 100	2,368	Avg.	81%	100%	100%	1,918
Canopy	1990	100	C 100	880	Avg.	81%	100%	100%	713
Shed	2012	168	C 100	1,680	Avg.	95%	100%	100%	1,596
1,650 SFLA		60.24 = $/SFLA (4)					Outbuilding Total		38,617

Accpt Land 130,000 **Accepted Bldg** 138,000 **Total** 268,000

Map/Lot: R 8 36
Account: 1549 Card: 1 of 1 Location: 2361 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/14/2016
Sale Price	380,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2017		
Reference 2	FARMLAND 2017		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
18.00	Acres-Pasture F&O	350.00	6,300	100%		6,300
20.00	Acres-Mixed Wood F&O	408.00	8,160	100%		8,160
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 40.00		4,361.50 Per Acre		Land Total		174,460

Dwelling Description

Cape Cod	One & 1/2 Story	896 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	120,559
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-503
Rooms	14				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1771	0	Standard	Standard	Good	Basic	123,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	98,832

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1771	576	C 110	42,819	Good	80%	100%	100%	34,255
Open Fr Porch	1771	28	C 110	729	Good	80%	100%	100%	583
Enclosed Fr Porch	1771	64	C 110	3,226	Good	80%	100%	100%	2,581
2.5 Barn	1771	1020	C 100	37,393	Avg.	62%	100%	100%	23,184
Shed	1989	144	C 100	1,440	Avg.	80%	100%	100%	1,152
Enclosed Fr Porch	2005	160	C 100	7,333	Avg.	91%	100%	100%	6,673
Manu 8	2017	900	C 100	39,915	Avg.	97%	100%	100%	38,718
1,344 SFLA		73.54 = $/SFLA (4)				Outbuilding Total			107,146

Accpt Land	174,000	Accepted Bldg	206,000	Total	380,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1979
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 21
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.01	Acres-Baselot (Frct)	21,945.21	44,110	349%		153,943
19.00	# -Apartment	2,000.00	38,000	100%		38,000
5.00	# -Lot Imp PW/PS...	15,000.00	75,000	100%		75,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.01		135,295.02 Per Acre		Land Total		271,943

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,664 Sqft	Grade C 100	Base	220,562
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-12,547
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,132
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	11,280
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
1979	0	Standard	Standard	Average	Basic	218,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	161,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1979	24	C 100	568	Avg.	74%	100%	100%	420
Open Fr Porch	1979	48	C 100	1,137	Avg.	74%	100%	100%	841
3,328 SFLA		48.51 = $/SFLA (4)				Outbuilding Total			1,261

Accpt Land 272,000 **Accepted Bldg** 163,000 **Total** 435,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1979
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 21
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description

Cape Cod	Two Story	3,120 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	372,501
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-23,525
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-2,122
Rooms	16				
Bedrooms	8	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	26,320
Attic	None			Attic	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	Standard	Standard	Average	Basic	373,174

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	276,149

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1979	28	C 100	663	Avg.	74%	100%	100%	491
Open Fr Porch	1979	28	C 100	663	Avg.	74%	100%	100%	491
Open Fr Porch	1979	48	C 100	1,137	Avg.	74%	100%	100%	841
Open Fr Porch	1979	48	C 100	1,137	Avg.	74%	100%	100%	841
6,240 SFLA		44.25 = $/SFLA (4)					Outbuilding Total		2,664

Accpt Land	0	**Accepted Bldg**	279,000	**Total**	279,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1979
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 21
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description

Cape Cod	Two Story	1,596 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	213,652
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-12,034
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-1,085
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	11,280
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
1979	0	Standard	Standard	Average	Basic	211,813

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	156,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1979	28	C 100	663	Avg.	74%	100%	100%	491
Open Fr Porch	1979	28	C 100	663	Avg.	74%	100%	100%	491
3,192 SFLA		49.10 = $/SFLA (4)					Outbuilding Total		982

Accpt Land 0 **Accepted Bldg** 158,000 **Total** 158,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1979
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 21
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description

Cape Cod	Two Story	1,652 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	219,342
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-12,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-1,123
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	11,280
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
1979	0	Standard	Standard	Average	Basic	217,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	160,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1979	28	C 100	663	Avg.	74%	100%	100%	491
Open Fr Porch	1979	28	C 100	663	Avg.	74%	100%	100%	491
3,304 SFLA		48.61 = $/SFLA (4)					Outbuilding Total		982

Accpt Land 0 **Accepted Bldg** 162,000 **Total** 162,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1979
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 5 21
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description

Cape Cod	Two Story	1,596 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	213,652
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-12,034
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-1,085
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	11,280
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
1979	0	Standard	Standard	Average	Basic	211,813

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	156,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1979	28	C 100	663	Avg.	74%	100%	100%	491
Open Fr Porch	1979	28	C 100	663	Avg.	74%	100%	100%	491
Laundry Bldg	1979	420	C 100	25,406	Avg.	74%	100%	100%	18,800
Shed	1979	60	C 100	600	Avg.	74%	100%	100%	444
3,192 SFLA		49.10 = $/SFLA (4)						Outbuilding Total	20,226

Accpt Land	0	**Accepted Bldg**	177,000	**Total**	177,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	272,000	163,000	435,000	272,000	163,000	435,000
2	0	279,000	279,000	0	279,000	279,000
3	0	158,000	158,000	0	158,000	158,000
4	0	162,000	162,000	0	162,000	162,000
5	0	177,000	177,000	0	177,000	177,000
TOTAL	272,000	939,000	1,211,000	272,000	939,000	1,211,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/28/2018
Sale Price	108,600
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.90	Acres-Road Frontage	3,000.00	5,700	100%		5,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.90		11,717.95 Per Acre			Land Total	45,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,140 Sqft	Grade C 110	Base	141,938
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1865	1988	Standard	Standard	Average	Basic	149,138

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	92,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1988	30	B 100	1,386	Good	85%	100%	100%	1,178
Deck	1988	196	B 100	2,328	Good	85%	100%	100%	1,979
Shed	1988	96	E 100	720	Avg.	80%	100%	100%	576
1,710 SFLA		54.07 = $/SFLA (4)					Outbuilding Total		3,733

Accpt Land 46,000 **Accepted Bldg** 96,000 **Total** 142,000

Map/Lot: R24 29
Account: 1552 Card: 1 of 1 Location: 222 STORER MOUNTAIN RD

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
1,050	$/LF -Water Frontage	100.00	105,000	100%		105,000
10.50	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
10.00	Acres-Blueberry Land	2,000.00	20,000	100%		20,000
175.50	Acres-Back Land	500.00	87,750	100%		87,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 208.00		1,551.68 Per Acre		Land Total		322,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	3,285 Sqft	Grade A 100	Base	717,195
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	9,981
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	18,074
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	4	Plumbing	29,751
Attic	None			Attic	0
FirePlaces	3			Fireplace	10,919
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Standard	Standard	Good	Basic	785,920

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	660,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1986	216	A 100	10,793	Good	84%	100%	100%	9,066
Open Fr Porch	1986	20	A 100	1,000	Good	84%	100%	100%	840
Open Fr Porch	1986	42	A 100	2,099	Good	84%	100%	100%	1,763
Deck	1986	270	A 100	5,127	Good	84%	100%	100%	4,307
Gar	1980	1228	A 100	64,467	Good	81%	100%	100%	52,218
Canopy	1980	180	A 100	3,342	Good	81%	100%	100%	2,707
1.5 Barn	1977	1311	A 100	66,030	Good	79%	100%	100%	52,164
Canopy	1977	225	A 100	4,178	Good	79%	100%	100%	3,301
Cabin	1987	190	C 100	7,163	Good	84%	100%	100%	6,017
Enclosed Fr Porch	1987	96	C 100	4,400	Good	84%	100%	100%	3,696
5,749 SFLA		114.83 = $/SFLA (4)				Outbuilding Total			136,079

Accpt Land 323,000 **Accepted Bldg** 796,000 **Total** 1,119,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/30/2013
Sale Price	158,998
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Baselot (Frct)	38,456.12	35,764	100%		35,764
0.45	Acres-Road Frontage	3,000.00	1,350	100%		1,350
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.38		41,386.96 Per Acre		Land Total		57,114

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	630 Sqft	Grade C 110	Base	96,291
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	98,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	60,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1870	72	C 110	1,876	Avg.	62%	100%	100%	1,163
Shed	1870	128	C 110	1,408	Avg.	62%	100%	100%	873
1.5 Barn	1870	460	C 110	12,078	Avg.	62%	100%	100%	7,488
Shed	1870	99	E 100	742	Poor	46%	100%	100%	341
Deck	1997	140	C 100	1,260	Avg.	86%	100%	100%	1,084
Deck	1997	80	C 100	720	Avg.	86%	100%	100%	619
945 SFLA		64.53 = $/SFLA (4)				Outbuilding Total			11,568

Accpt Land 57,000 **Accepted Bldg** 73,000 **Total** 130,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1983
Sale Price	34,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Baselot (Frct)	58,560.45	29,866	100%		29,866
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.51		97,776.47 Per Acre		Land Total		49,866

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	610 Sqft	Grade C 110	Base	94,556
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,530
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	94,094

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	58,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	130	C 110	3,386	Avg.	62%	100%	100%	2,099
1.5 Fr	1900	285	C 110	21,186	Avg.	62%	100%	100%	13,135
(U)Basement	1900	285	C 110	5,016	Avg.	62%	100%	100%	3,110
1.5 Fr	1996	150	C 110	11,151	Avg.	85%	100%	100%	9,478
1.5 Shed	1960	320	E 100	3,048	Avg.	62%	100%	100%	1,890
Canopy	2013	208	E 100	1,372	Avg.	96%	100%	100%	1,317
915 SFLA		63.76 = $/SFLA (4)					Outbuilding Total		31,029

Accpt Land	50,000	**Accepted Bldg**	89,000	**Total**	139,000

Map/Lot: R21 64
Account: 1555 Card: 1 of 1 Location: 888 REEF RD

Neighborhood 29 Exempt Residential Stream 2

Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1996
Sale Price	33,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 29

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	80%		28,000
55.00	Acres-Back Land	500.00	27,500	100%		27,500
Total Acres 57.00		973.68 Per Acre		Land Total		55,500

Accpt Land 56,000 **Accepted Bldg** 0 **Total** 56,000

Map/Lot: R23 10D
Account: 1556 Card: 1 of 1 Location: 3821 WASHINGTON RD

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
100	$/LF -Water Frontage	100.00	10,000	100%		10,000
1.00	Acres-Water Acreage	.00		100%		0
9.00	Acres-Back Land	500.00	4,500	100%		4,500
20.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 32.00		3,265.63 Per Acre		Land Total		104,500

Dwelling Description — Replacement Cost New

Cape Cod	Two Story	676 Sqft	Grade C 110	Base	127,614
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,607
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	124,075

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	107,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	280	C 110	16,392	Avg.	62%	100%	100%	10,163
Shed	1991	80	E 100	600	Avg.	82%	100%	100%	492
Shed	1900	252	E 100	1,890	Avg.	62%	100%	100%	1,172
Deck	2003	524	C 110	5,188	Avg.	89%	100%	100%	4,617
1,352 SFLA		79.84 = $/SFLA (4)					Outbuilding Total		16,444

Accpt Land 105,000 **Accepted Bldg** 124,000 **Total** 229,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1983
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.09	Acres-Road Frontage	3,000.00	270	100%		270
0.19	Acres-Back Land	500.00	95	100%		95
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.78		186,365.38 Per Acre			Land Total	145,365

Dwelling Description / **Replacement Cost New**

Contemporary	One & 1/2 Story	1,532 Sqft	Grade B 100	Base	211,542
Exterior	Wood 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	0
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,520
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,686
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Standard	Standard	Average	Basic	249,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	197,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1987	1	B 100	2,640	Avg.	79%	100%	100%	2,086
Att Gar	1987	648	B 100	17,945	Avg.	79%	100%	100%	14,177
Bay Window	1987	13	B 100	2,196	Avg.	79%	100%	100%	1,735
Deck	1987	516	B 100	6,130	Avg.	79%	100%	100%	4,843
Pier	1987	456	A 100	38,486	Good	84%	100%	100%	32,328
Ramp	1987	96	C 100	2,160	Avg.	79%	100%	100%	1,706
Float	1987	120	C 100	4,410	Avg.	79%	100%	100%	3,484
2,298 SFLA		85.83 = $/SFLA (4)					Outbuilding Total		60,359

Accpt Land 145,000 **Accepted Bldg** 258,000 **Total** 403,000

Map/Lot: U14 10- 1
Account: 1558 Card: 1 of 1 Location: 26 ONE PIE RD

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Level
Utilities	Septic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1989
Sale Price	133,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
4.74	Acres-Back Land	500.00	2,370	100%		2,370
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 6.74		12,369.44 Per Acre		Land Total		83,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 12	1980	4800	E 100	104,760	Fair	69%	100%	100%	72,284
Warehouse 12	1980	4800	E 100	104,760	Fair	69%	100%	100%	72,284
Cover-It	2005	1066	C 100	2,132	Avg.	91%	100%	100%	1,940
Cover-It	2010	6600	C 100	13,200	Avg.	94%	100%	100%	12,408
Box Trailer	1990	2	C 100	1,000	Avg.	81%	200%	100%	1,620
							Outbuilding Total		160,536

Accpt Land 83,000 **Accepted Bldg** 161,000 **Total** 244,000

Map/Lot: U13 7
Account: 1559 Card: 1 of 1 Location: 41 CROSS ST

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1985
Sale Price	3,300
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 17
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Baselot (Frct)	101,556	27,420	50%		13,710
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.27		143,370.37 Per Acre		Land Total		38,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1900	651	D 100	38,979	Avg.	62%	100%	100%	24,167
2nd Floor Fin	0	325	D 100	14,529	D Gr	62%	100%	100%	9,008
Basement Crawl	0	651	D 100	5,058	D Gr	62%	100%	100%	3,136
						Outbuilding Total			36,311

Accpt Land 39,000 **Accepted Bldg** 36,000 **Total** 75,000

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Below Street
Utilities	None
Street	Paved

Sale Data

Sale Date	08/01/1999
Sale Price	12,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Baselot (Frct)	169,395	22,021	50%		11,011
Total Acres 0.13		84,700.00 Per Acre			Land Total	11,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	0	1550	E 100	27,748	Fair	54%	50%	100%	7,492
(U)Basement	0	1550	E 100	18,600	Fair	54%	50%	100%	5,022
								Outbuilding Total	12,514

Accpt Land 11,000 **Accepted Bldg** 13,000 **Total** 24,000

Map/Lot: R16 22
Account: 1561 Card: 1 of 1 Location: 800 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1965
Sale Price	7,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.45	Acres-Road Frontage	3,000.00	4,350	100%		4,350
0.55	Acres-Back Land	500.00	275	100%		275
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		11,156.25 Per Acre		Land Total		44,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	960 Sqft	Grade C 110	Base	124,916
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,360
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
1850	0	Standard	Standard	Good	Basic	127,276

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	86,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1982	70	E 100	525	Fair	68%	100%	100%	357
Open Fr Porch	2006	240	C 100	5,683	Avg.	91%	100%	100%	5,172
1,440 SFLA		60.10 = $/SFLA (4)				Outbuilding Total			5,529

Accpt Land 45,000 **Accepted Bldg** 92,000 **Total** 137,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	05/01/1984
Sale Price	5,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	90%		19,800
0.84	Acres-Road Frontage	3,000.00	2,520	100%		2,520
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.34		31,582.09 Per Acre		Land Total		42,320

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	109,344
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-431
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
1984	0	Standard	Standard	Average	Basic	108,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	83,863

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cover-It	2015	120	E 100	180	Avg.	97%	100%	100%	175
1,152 SFLA		72.80 = $/SFLA (4)					Outbuilding Total		175

Accpt Land 42,000 **Accepted Bldg** 84,000 **Total** 126,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1986
Sale Price	76,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
26.00	Acres-Back Land	500.00	13,000	100%		13,000
2.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 40.00		2,075.00 Per Acre		Land Total		83,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	122,981
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,378
Rooms	8				
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
1850	0	Standard	Standard	Average	Basic	125,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	77,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	63	C 100	2,887	Avg.	62%	100%	100%	1,790
1.5 Gar	1940	396	E 100	9,382	Poor	46%	100%	100%	4,316
1.5 Shed	1940	414	E 100	3,944	Poor	46%	100%	100%	1,814
1,596 SFLA		48.70 = $/SFLA (4)				Outbuilding Total			7,920

Accpt Land 83,000 **Accepted Bldg** 86,000 **Total** 169,000

Map/Lot: U11 6
Account: 1564 Card: 1 of 1 Location: 29 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	12/01/1978
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 20 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.14	Acres-Road Frontage	3,000.00	3,420	100%		3,420
Total Acres 1.64		27,695.12 Per Acre		Land Total		45,420

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,731 Sqft	Grade C 110	Base	193,722
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,923
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	4			Fireplace	6,490
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	0	Standard	Standard	Good	Basic	205,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	139,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1987	270	C 110	13,612	Good	84%	100%	100%	11,434
1.5 Shed	1832	902	C 110	12,600	Good	68%	100%	100%	8,568
Shed	1986	100	E 100	750	Poor	63%	100%	100%	472
Deck	1986	84	E 100	567	Poor	63%	100%	100%	357
Open Fr Porch	2008	300	C 110	7,814	Avg.	93%	100%	100%	7,267
2,596 SFLA		53.76 = $/SFLA (4)				Outbuilding Total			28,098

Accpt Land 45,000 **Accepted Bldg** 168,000 **Total** 213,000

Map/Lot: R16 27
Account: 1565 Card: 1 of 1 Location: 815 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2001
Sale Price	124,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.75	Acres-Road Frontage	3,000.00	14,250	100%		14,250
79.25	Acres-Back Land	500.00	39,625	100%		39,625
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 86.00		1,091.57 Per Acre			Land Total	93,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,216 Sqft	Grade C 100	Base	151,517
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,171
Rooms	9				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Fair	Basic	163,113

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	88,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1890	192	C 100	10,218	Fair	54%	100%	100%	5,518
1 Fr	1890	252	C 100	13,411	Fair	54%	100%	100%	7,242
Deck	1890	144	C 100	1,296	Fair	54%	100%	100%	700
2 Fr	2004	408	C 100	35,174	Avg.	90%	100%	100%	31,657
(U)Basement	1890	408	C 100	6,528	Avg.	62%	100%	100%	4,047
Shed	2010	336	C 100	3,360	Avg.	94%	100%	100%	3,158
2,128 SFLA		41.39 = $/SFLA (4)					Outbuilding Total		52,322

Accpt Land 94,000 **Accepted Bldg** 140,000 **Total** 234,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/23/2006
Sale Price	114,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Baselot (Frct)	20,852.22	14,597	100%		14,597
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.70		49,424.29 Per Acre		Land Total		34,597

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	546 Sqft	Grade C 100	Base	81,720
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	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
1860	1999	Standard	Standard	Average	Basic	81,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	50,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	104	C 100	4,766	Avg.	62%	100%	100%	2,955
1 Fr	1860	120	C 100	6,386	Avg.	62%	100%	100%	3,959
(U)Basement	1860	120	C 100	1,920	Avg.	62%	100%	100%	1,190
Bay Window	1860	6	C 100	768	Avg.	62%	100%	100%	476
Deck	1999	196	C 100	1,764	Avg.	87%	100%	100%	1,535
1.75 Barn	2009	384	E 100	7,796	Avg.	93%	100%	100%	7,250
819 SFLA		61.86 = $/SFLA (4)				Outbuilding Total			17,365

Accpt Land 35,000 **Accepted Bldg** 68,000 **Total** 103,000

Map/Lot: R 2 51
Account: 1567 Card: 1 of 1 Location: 473 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/25/2005
Sale Price	117,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.91	Acres-Baselot (Frct)	23,237.01	44,383	50%		22,191
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.91		22,089.53 Per Acre		Land Total		42,191

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	624 Sqft	Grade C 100	Base	87,933
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	90,753

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1870	24	C 100	216	Avg.	62%	100%	100%	134
1 Fr	1870	276	C 100	14,689	Avg.	62%	100%	100%	9,107
1 Fr	1870	220	C 100	11,708	Avg.	62%	100%	100%	7,259
(U)Basement	1870	220	C 100	3,520	Avg.	62%	100%	100%	2,182
Deck	1870	95	C 100	855	Avg.	62%	100%	100%	530
Open Fr Porch	1870	280	C 100	6,630	Avg.	62%	100%	100%	4,111
Shed	1870	280	C 100	2,800	Avg.	62%	100%	100%	1,736
936 SFLA		60.11 = $/SFLA (4)					Outbuilding Total		25,059

Accpt Land 42,000 **Accepted Bldg** 81,000 **Total** 123,000

Map/Lot: R15 59E
Account: 1568 Card: 1 of 1 Location: 330 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities
Street Paved

Sale Data

Sale Date	12/15/2016
Sale Price	52,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.69	Acres-Back Land	500.00	845	100%		845
Total Acres 3.69		5,649.05 Per Acre		Land Total		20,845

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: R16 6
Account: 1569 Card: 1 of 1 Location: 352 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL WELLHEAD PROTECTION
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/03/2013
Sale Price	104,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
62.00	Acres-Back Land	500.00	31,000	100%		31,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 68.00		1,220.59 Per Acre			Land Total	83,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	884 Sqft	Grade C 100	Base	108,643
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	116,613

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	72,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	98	C 100	2,321	Avg.	62%	100%	100%	1,439
1 Fr	1880	360	C 100	19,159	Avg.	62%	100%	100%	11,879
(U)Basement	1880	624	C 100	9,984	Avg.	62%	100%	100%	6,190
Gar	1880	400	E 100	7,464	Poor	46%	100%	100%	3,433
Shed	1880	192	E 100	1,440	Poor	46%	100%	100%	662
Shed	1880	120	E 100	900	Poor	46%	100%	100%	414
Enclosed Fr Porch	2016	264	C 100	12,099	Avg.	97%	100%	100%	11,736
Deck	2016	135	C 100	1,215	Avg.	97%	100%	100%	1,179
1,326 SFLA		54.52 = $/SFLA (4)				Outbuilding Total			36,932

Accpt Land 83,000 **Accepted Bldg** 109,000 **Total** 192,000

Map/Lot: R15 38
Account: 1570 Card: 1 of 1 Location: 708 WASHINGTON RD

Neighborhood 20 Industrial 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1990
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.79	Acres-Baselot (Frct)	27,018.67	48,363	100%		48,363
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.79		46,571.51 Per Acre		Land Total		83,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	1987	840	C 100	37,254	Poor	70%	100%	100%	26,078
							Outbuilding Total		26,078

Accpt Land 83,000 **Accepted Bldg** 26,000 **Total** 109,000

Map/Lot: R 2 24A
Account: 1571 Card: 1 of 1 Location: 190 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/22/2018
Sale Price	100,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
0.89	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 2.89		39,792.39 Per Acre		Land Total		115,000

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	1,026 Sqft	Grade C 100	Base	135,877
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,736
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,975
Heating	100% Electric	Cooling	0% None	Heat	-611
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	132,325

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	92,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1972	147	C 100	1,323	Avg.	70%	100%	100%	926
1.75 Gar	1978	336	E 100	9,027	Avg.	73%	100%	100%	6,590
Shed	1979	88	E 100	660	Avg.	74%	100%	100%	488
1,796 SFLA		51.57 = $/SFLA (4)				Outbuilding Total			8,004

Accpt Land 115,000 **Accepted Bldg** 101,000 **Total** 216,000

Map/Lot: R14 44A
Account: 1572 Card: 1 of 1 Location: 545 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1983
Sale Price	18,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre		Land Total		36,245

Dwelling Description

Doublewide	One Story	1,248 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	90,311
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,904
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	82,407

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	65,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	180	C 100	1,620	Avg.	79%	100%	100%	1,280
Deck	1986	312	C 100	2,808	Avg.	79%	100%	100%	2,218
Shed	1986	96	E 100	720	Avg.	79%	100%	100%	569
1,248 SFLA		52.17 = $/SFLA (4)				Outbuilding Total			4,067

Accpt Land 36,000 **Accepted Bldg** 69,000 **Total** 105,000

Map/Lot: R20 46
Account: 1573 Card: 1 of 1 Location: 615 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/22/2009
Sale Price	230,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	2 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
8.00	Acres-Road Frontage	3,000.00	24,000	100%		24,000
8.50	Acres-Back Land	500.00	4,250	100%		4,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.50		3,689.19 Per Acre			Land Total	68,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,183 Sqft	Grade B 100	Base	174,847
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,887
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-796
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1973	Standard	Standard	Average	Basic	177,760

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	133,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1973	352	B 100	9,748	Avg.	70%	100%	100%	6,824
1 Fr	1973	88	B 100	6,182	Avg.	70%	100%	100%	4,327
(U)Basement	1973	88	B 100	1,859	Avg.	70%	100%	100%	1,301
Enclosed Fr Porch	1973	154	B 100	9,317	Avg.	70%	100%	100%	6,522
Deck	1973	240	B 100	2,851	Avg.	70%	100%	100%	1,996
Shed	1990	140	B 100	1,848	Avg.	81%	100%	100%	1,497
2 Barn	1780	1116	E 100	25,486	Poor	46%	100%	100%	11,724
Open Shed	1780	310	E 100	1,860	Poor	46%	100%	100%	856
1,774 SFLA		75.15 = $/SFLA (4)					Outbuilding Total		35,047

Accpt Land 68,000 **Accepted Bldg** 168,000 **Total** 236,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/28/2011
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
0.19	Acres-Back Land	500.00	95	100%		95
Total Acres 0.47		79,117.02 Per Acre		Land Total		37,185

Dwelling Description

Cape Cod	One & 1/2 Story	1,608 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	164,660
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-6,062
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Standard	Standard	Average	Basic	164,203

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	101,806

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1840	115	C 100	6,120	Avg.	62%	100%	100%	3,794
Open Fr Porch	1840	91	C 100	2,155	Avg.	62%	100%	100%	1,336
Shed	1840	102	C 100	1,020	Avg.	62%	100%	100%	632
2 Gar	1840	594	C 100	23,938	Avg.	62%	100%	100%	14,842
Pole Barn	1840	264	E 100	3,109	Fair	54%	100%	100%	1,679
2,412 SFLA		42.21 = $/SFLA (4)				Outbuilding Total			22,283

Accpt Land	37,000	**Accepted Bldg**	124,000	**Total**	161,000

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/21/2018
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
200	$/LF -Water Frontage	100.00	20,000	100%		20,000
2.00	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		21,250.00 Per Acre		Land Total		85,000

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	806 Sqft	Grade C 100	Base	102,430
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,418
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Standard	Standard	Average	Basic	100,698

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1840	336	C 100	17,882	Avg.	62%	100%	100%	11,087
Shed	1840	168	C 100	1,680	Avg.	62%	100%	100%	1,042
2.5 Barn	1840	1073	E 100	29,502	Poor	46%	50%	100%	6,786
Shed	1840	290	E 100	2,175	Poor	46%	50%	100%	500
1,209 SFLA		51.64 = $/SFLA (4)				Outbuilding Total			19,415

Accpt Land 85,000 **Accepted Bldg** 82,000 **Total** 167,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/31/2018
Sale Price	195,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
70	$/LF -Water Frontage	150.00	10,500	100%		10,500
0.70	Acres-Water Acreage	.00		100%		0
1.11	Acres-Road Frontage	3,000.00	3,330	100%		3,330
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.81		28,564.30 Per Acre			Land Total	108,830

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	598 Sqft	Grade C 100	Base	85,862
Exterior	Wood 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 Space	Basement	-2,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	2017	Standard	Standard	Good	Basic	83,045

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	74,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	60	C 100	1,421	Good	90%	100%	100%	1,279
897 SFLA		83.32 = $/SFLA (4)					Outbuilding Total		1,279

Accpt Land 109,000 **Accepted Bldg** 76,000 **Total** 185,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1996
Sale Price	20,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.69	Acres-Baselot (Frct)	11,251.24	19,015	100%		19,015
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.69		23,085.80 Per Acre		Land Total		39,015

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,100 Sqft	Grade E 75	Base	55,860
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,665
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1972	1986	Standard	Standard	Fair	Basic	51,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	30,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1986	97	E 100	2,546	Fair	72%	100%	100%	1,833
Deck	1986	121	E 100	817	Fair	72%	100%	100%	588
Deck	1995	176	E 100	1,188	Fair	79%	100%	100%	939
Entry	1995	96	E 100	2,520	Fair	79%	100%	100%	1,991
Gar	1990	870	E 100	16,234	Avg.	81%	100%	100%	13,150
Canopy	1990	290	E 100	1,914	Avg.	81%	100%	100%	1,550
Cover-It	2012	240	E 100	360	Avg.	95%	100%	100%	342
1,100 SFLA		27.92 = $/SFLA (4)				Outbuilding Total			20,393

Accpt Land 39,000 **Accepted Bldg** 51,000 **Total** 90,000

Map/Lot: U11 22
Account: 1578 Card: 1 of 1 Location: 118 PINE ST

Neighborhood 13 River Inlet .25

Zoning/Use	VILLAGE SHORELAND LR
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/1977
Sale Price	41,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
125	$/LF -Water Frontage	150.00	18,750	100%		18,750
1.14	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.39		67,446.04 Per Acre		Land Total		93,750

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,232 Sqft	Grade C 110	Base	118,344
Exterior	Wood 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	0
Fin. Basement Area	1100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,019
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	1/2 Finished			Attic	23,811
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Standard	Standard	Average	Basic	173,374

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	109,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1962	160	C 110	8,066	Avg.	63%	100%	100%	5,082
(U)Basement	1962	120	C 110	2,112	Avg.	63%	100%	100%	1,331
Deck	1962	80	C 110	792	Avg.	63%	100%	100%	499
(U)Basement	1962	80	C 110	1,408	Avg.	63%	100%	100%	887
Gar	1962	576	C 110	15,764	Avg.	63%	100%	100%	9,931
(U)Basement	1962	576	C 110	10,138	Avg.	63%	100%	100%	6,387
Deck	1962	351	C 110	3,475	Avg.	63%	100%	100%	2,189
Deck	2002	264	E 100	1,782	Avg.	89%	100%	100%	1,586
1,232 SFLA		88.66 = $/SFLA (4)					Outbuilding Total		27,892

Accpt Land 94,000 **Accepted Bldg** 137,000 **Total** 231,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/22/2016
Sale Price	340,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
0.72	Acres-Water Acreage	.00		100%		0
Total Acres 1.22		131,147.54 Per Acre		Land Total		160,000

Dwelling Description **Replacement Cost New**

Ranch	One with Cath	1,300 Sqft	Grade B 100	Base	156,319
Exterior	Cement Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Frost Wall	Basement	-8,889
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	5,354
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	156,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	140,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	820	B 100	9,742	Avg.	90%	100%	100%	8,768
Gar	2004	672	B 100	22,069	Avg.	90%	100%	100%	19,862
Ramp	2010	57	E 100	962	Avg.	94%	100%	100%	904
1,950 SFLA		72.23 = $/SFLA (4)					Outbuilding Total		29,534

Accpt Land 160,000 **Accepted Bldg** 170,000 **Total** 330,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/06/2005
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
4.60	Acres-Road Frontage	3,000.00	13,800	100%		13,800
46.92	Acres-Back Land	500.00	23,460	100%		23,460
7.00	Acres-Wasteland/Bog	100.00	700	100%		700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 60.52		1,329.48 Per Acre		Land Total		80,460

Dwelling Description

Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	76,463
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1830	0	Standard	Standard	Good	Basic	76,463

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	51,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1830	40	C 100	400	Good	68%	100%	100%	272
Open Fr Porch	1830	40	C 100	947	Good	68%	100%	100%	644
Shed	1830	300	C 100	3,000	Good	68%	100%	100%	2,040
(U)Attic	1830	300	C 100	2,700	Good	68%	100%	100%	1,836
720 SFLA		72.22 = $/SFLA (4)				Outbuilding Total			4,792

Accpt Land	80,000	**Accepted Bldg**	57,000	**Total**	137,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1971
Sale Price	9,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
0.05	Acres-Road Frontage	3,000.00	150	100%		150
20.10	Acres-Back Land	500.00	10,050	100%		10,050
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.15		2,379.23 Per Acre			Land Total	52,700

Dwelling Description **Replacement Cost New**

Colonial	Two Story	560 Sqft	Grade D 100	Base	86,772
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	475
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,882
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Standard	Standard	Fair	Basic	85,365

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	46,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1947	36	D 100	1,058	Fair	54%	100%	100%	571
Gar	1983	576	E 100	10,748	Avg.	77%	100%	100%	8,276
12Mobile Home	1970	12X56	C 100	30,912	Poor	30%	30%	100%	2,782
1.5 Shed	2006	392	C 100	4,978	Avg.	91%	100%	100%	4,530
1,792 SFLA		25.72 = $/SFLA (4)					Outbuilding Total		16,159

Accpt Land 53,000 **Accepted Bldg** 62,000 **Total** 115,000

Map/Lot: R24 5B
Account: 1582 Card: 1 of 1 Location: 1561 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	1980 KEYLOCK 24 X 40
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.85	Acres-Road Frontage	3,000.00	2,550	100%		2,550
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.85		14,929.82 Per Acre			Land Total	42,550

Dwelling Description **Replacement Cost New**

Modular Home	One Story	960 Sqft	Grade C 100	Base	89,630
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-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
1980	0	Standard	Standard	Average	Basic	89,304

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	66,978

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1985	396	C 100	9,852	Avg.	78%	100%	100%	7,685
Deck	1988	280	C 100	2,520	Avg.	80%	100%	100%	2,016
960 SFLA		69.77 = $/SFLA (4)					Outbuilding Total		9,701

Accpt Land	43,000	Accepted Bldg	77,000	Total	120,000

Map/Lot: R23 46
Account: 1583 Card: 1 of 1 Location: 160 NASH RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.50	Acres-Road Frontage	3,000.00	10,500	100%		10,500
144.50	Acres-Back Land	500.00	72,250	100%		72,250
90.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 240.00		553.13 Per Acre		Land Total		132,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1950	1470	E 100	11,025	Fair	54%	100%	100%	5,954
(F) Gar	1950	1470	E 100	55,125	Fair	54%	100%	100%	29,768
2 Att Gar	1950	2030	E 100	51,734	Poor	46%	100%	100%	23,798
Deck	1974	96	E 100	648	Fair	62%	100%	100%	402
Open Fr Porch	1995	78	C 100	1,847	Avg.	84%	100%	100%	1,551
Commodore M/H	2017	14X56	A 100	41,888	Avg.	91%	100%	100%	38,118
MH Slab	2017	896	C 100	3,037	Avg.	97%	100%	100%	2,946
Open Fr Porch	2017	112	C 100	2,652	Avg.	97%	100%	100%	2,572
784 SFLA		134.05 = $/SFLA (4)				Outbuilding Total			105,109

Accpt Land 133,000 **Accepted Bldg** 105,000 **Total** 238,000

Map/Lot: R 8 37
Account: 1584 Card: 1 of 1 Location: 2406 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data

Sale Date	04/04/2012
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.70	Acres-Road Frontage	3,000.00	5,100	100%		5,100
45.03	Acres-Back Land	500.00	22,515	100%		22,515
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 52.73		1,337.28 Per Acre		Land Total		70,515

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,144 Sqft	Grade C 100	Base	102,066
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,705
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Standard	Standard	Average	Basic	108,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	68,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1986	96	E 100	3,300	Avg.	79%	100%	100%	2,607
Gar	1986	576	E 100	10,748	Avg.	79%	100%	100%	8,491
Shed	1962	288	E 100	2,160	Poor	46%	100%	100%	994
1,144 SFLA		59.98 = $/SFLA (4)				Outbuilding Total			12,092

Accpt Land 71,000 **Accepted Bldg** 81,000 **Total** 152,000

Map/Lot: R15 59G
Account: 1585 Card: 1 of 1 Location: 370 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/15/2016
Sale Price	52,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
46.51	Acres-Back Land	500.00	23,255	100%		23,255
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 52.51		793.28 Per Acre		Land Total		41,655

Accpt Land 42,000 **Accepted Bldg** 0 **Total** 42,000

Map/Lot: R 9 94- 5
Account: 1586 Card: 1 of 1 Location: 550 DEAVER RD

Neighborhood 16	River Tidal 2
Tree Growth	2007
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Gravel

Reference 1	OPEN SPACE 2007		
Reference 2	OPEN SPACE 2007		
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	5%	Restrictio	7,500
915	$/LF -Water Frontage	150.00	137,250	5%	Restrictio	6,863
7.10	Acres-Water Acreage	.00		100%		0
Total Acres 9.10		1,578.35 Per Acre		Land Total		14,363

Accpt Land	14,000	**Accepted Bldg**	0	**Total**	14,000

Map/Lot: R 9 94- 6
Account: 1587 Card: 1 of 3 Location: 551 DEAVER RD

Neighborhood 17	River Inlet 2
Tree Growth	1987
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Gravel

Reference 1	OPEN SPACE 1987		
Reference 2	OPEN SPACE 1987		
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	5%	Restrictio	3,750
900	$/LF -Water Frontage	150.00	135,000	5%	Restrictio	6,750
3.30	Acres-Water Acreage	.00		100%		0
Total Acres 5.30		1,981.13 Per Acre		Land Total		10,500

Accpt Land	11,000	**Accepted Bldg**	0	**Total**	11,000

Neighborhood 16	River Tidal 2
Tree Growth	1987
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Rolling
Utilities	None
Street	None

Reference 1	OPEN SPACE 1987		
Reference 2	OPEN SPACE 1987		
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	2.5%	Restrictio	3,750
860	$/LF -Water Frontage	150.00	129,000	2.5%	Restrictio	3,225
1.50	Acres-Water Acreage	.00		100%		0
Total Acres 3.50		1,992.86 Per Acre		Land Total		6,975

Accpt Land	7,000	**Accepted Bldg**	0	**Total**	7,000

Neighborhood 14	River Deep 2
Tree Growth	1987
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Rolling
Utilities	None
Street	None

Reference 1	OPEN SPACE 1987		
Reference 2	OPEN SPACE 1987		
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	2.5%	Restrictio	8,750
820	$/LF -Water Frontage	350.00	287,000	2.5%	Restrictio	7,175
3.80	Acres-Water Acreage	.00		100%		0
Total Acres 5.80		2,745.69 Per Acre		Land Total		15,925

Accpt Land	16,000	**Accepted Bldg**	0	**Total**	16,000

Map/Lot: R 9 94- 6
Account: 1587 Location: 551 DEAVER RD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	11,000	0	11,000	11,000	0	11,000
2	7,000	0	7,000	7,000	0	7,000
3	16,000	0	16,000	16,000	0	16,000
TOTAL	34,000	0	34,000	34,000	0	34,000

Map/Lot: R11 10A
Account: 1588 Card: 1 of 1 Location: 988 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities
Street Paved

Sale Data

Sale Date	05/03/2004
Sale Price	179,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.34	Acres-Road Frontage	3,000.00	1,020	100%		1,020
Total Acres 2.34		8,982.91 Per Acre		Land Total		21,020

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: R 1 43- 2
Account: 1589 Card: 1 of 1 Location: 684 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/09/2010
Sale Price	305,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.59	Acres-Road Frontage	3,000.00	4,770	100%		4,770
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 3.59		22,220.06 Per Acre		Land Total		79,770

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,014 Sqft	Grade C 100	Base	118,998
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,266
Rooms	10				
Bedrooms	6	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Fair	Basic	125,964

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	68,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1890	442	C 100	23,523	Fair	54%	100%	100%	12,702
Enclosed Fr Porch	1890	36	C 100	1,650	Fair	54%	100%	100%	891
Open Fr Porch	1890	130	C 100	3,078	Fair	54%	100%	100%	1,662
Bay Window	1890	14	C 100	1,792	Fair	54%	100%	100%	968
Bay Window	1890	16	C 100	2,048	Fair	54%	100%	100%	1,106
1.5 Shed	1890	448	C 100	5,690	Fair	54%	100%	100%	3,073
1.5 Barn	1992	1400	C 100	33,418	Avg.	82%	100%	100%	27,403
(U)Basement	1992	1400	C 100	22,400	Avg.	82%	100%	100%	18,368
Shed	1992	240	E 100	1,800	Avg.	82%	100%	100%	1,476
1,521 SFLA		44.72 = $/SFLA (4)					Outbuilding Total		67,649

Accpt Land 80,000 **Accepted Bldg** 136,000 **Total** 216,000

Map/Lot: R21 39
Account: 1590 Card: 1 of 1 Location: 3044 WASHINGTON RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/11/2008
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Baselot (Frct)	96,498.96	13,510	67%		9,052
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.14		207,514.29 Per Acre		Land Total		29,052

Dwelling Description

					Replacement Cost New
Cape Cod	Two Story	1,456 Sqft	Grade C 100	Base	196,428
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	Floor & Stairs			Attic	7,280
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,912	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1850	2006	Standard	Standard	Average	Basic	205,588

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	80%	100%	100%	164,470

Accpt Land	29,000	**Accepted Bldg**	164,000	**Total**	193,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/20/2016
Sale Price	189,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Baselot (Frct)	139,085	18,081	100%		18,081
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.13		254,469.23 Per Acre		Land Total		33,081

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 110	Base	117,755
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,583
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	123,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	83,939

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	384	C 110	22,480	Good	68%	100%	100%	15,286
(U)Attic	1850	384	C 110	3,802	Good	68%	100%	100%	2,585
Enclosed Fr Porch	1850	160	C 110	8,066	Good	68%	100%	100%	5,485
Deck	1850	40	C 110	396	Good	68%	100%	100%	269
Deck	1850	200	C 110	1,980	Good	68%	100%	100%	1,346
Gar	1978	576	E 100	10,748	Good	80%	100%	100%	8,598
1,296 SFLA		64.77 = $/SFLA (4)				Outbuilding Total			33,569

Accpt Land 33,000 **Accepted Bldg** 118,000 **Total** 151,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/03/2004
Sale Price	179,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
12.52	Acres-Back Land	500.00	6,260	100%		6,260
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 16.52		2,691.28 Per Acre			Land Total	44,460

Dwelling Description **Replacement Cost New**

Colonial	Two Story	944 Sqft	Grade C 110	Base	155,691
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,049
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,094
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Basic	166,038

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	50%	100%	80,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2017	384	C 110	22,480	Avg.	97%	50%	100%	10,903
(U)Basement	2017	384	C 110	6,758	Avg.	97%	50%	100%	3,278
Entry	2017	64	C 110	2,464	Avg.	97%	50%	100%	1,195
Open Fr Porch	2017	464	C 110	12,087	Avg.	97%	50%	100%	5,862
Deck	2017	424	C 110	4,198	Avg.	97%	50%	100%	2,036
Box Trailer	2000	2	C 100	1,000	Avg.	87%	100%	100%	870
1,888 SFLA		42.65 = $/SFLA (4)					Outbuilding Total		24,144

Accpt Land 44,000 **Accepted Bldg** 105,000 **Total** 149,000

Map/Lot: U 4 19
Account: 1593 Card: 1 of 1 Location: 869 MAIN ST

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/01/1953
Sale Price	750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	140,287	28,057	100%		28,057
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.20		240,285.00 Per Acre		Land Total		48,057

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 12	1953	1438	A 145	348,445	Good	68%	100%	100%	236,943
550 2WF	1991	1	C 100	7,925	Avg.	82%	100%	100%	6,498
Generator 100 KW	2002	1	C 100	46,000	Avg.	89%	100%	100%	40,940
						Outbuilding Total			284,381

Accpt Land 48,000 **Accepted Bldg** 284,000 **Total** 332,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1997
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
3.12	Acres-Road Frontage	3,000.00	9,360	100%		9,360
10.12	Acres-Back Land	500.00	5,060	100%		5,060
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.74		4,106.26 Per Acre			Land Total	56,420

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 110	Base	132,826
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-4,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,547
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,693
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	0	Standard	Standard	Average	Basic	136,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	80,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1780	448	C 110	26,227	Avg.	62%	100%	100%	16,261
Shed	1780	384	C 110	4,224	Avg.	62%	100%	100%	2,619
1.5 Barn	1780	1024	C 110	26,887	Avg.	62%	100%	100%	16,670
Shed	1780	80	E 100	600	Fair	54%	100%	100%	324
Shed	1780	200	E 100	1,500	Fair	54%	100%	100%	810
1,554 SFLA		51.84 = $/SFLA (4)				Outbuilding Total			36,684

Accpt Land 56,000 **Accepted Bldg** 117,000 **Total** 173,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2000
Sale Price	126,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.17	Acres-Road Frontage	3,000.00	510	100%		510
0.12	Acres-Landlocked/Rear	200.00	24	100%		24
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.29		17,700.44 Per Acre		Land Total		40,534

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	105,990
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	873
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,931
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	1998	Standard	Standard	Average	Basic	113,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	75%	100%	100%	85,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1980	8	C 100	1,024	Avg.	75%	100%	100%	768
Bay Window	1980	8	C 100	1,024	Avg.	75%	100%	100%	768
1.75 Fr	1980	288	C 100	22,069	Avg.	75%	100%	100%	16,552
Att Gar	1980	288	C 100	6,042	Avg.	75%	100%	100%	4,532
(F) Gar	1980	216	C 100	10,800	Avg.	75%	100%	100%	8,100
1,296 SFLA		65.68 = $/SFLA (4)					Outbuilding Total		30,720

Accpt Land 41,000 **Accepted Bldg** 116,000 **Total** 157,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
19.60	Acres-Back Land	500.00	9,800	100%		9,800
Total Acres 23.60		1,516.95 Per Acre			Land Total	35,800

Accpt Land 36,000 **Accepted Bldg** 0 **Total** 36,000

Map/Lot: R20 51
Account: 1597 Card: 1 of 1 Location: 882 OLD AUGUSTA RD

Neighborhood 2	Rural Paved 2
Tree Growth	1998
Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Paved

Reference 1	FARMLAND 1998		
Reference 2	FARMLAND 1998		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Pasture F&O	350.00	2,450	100%		2,450
118.76	Acres-Mixed Wood F&O	408.00	48,454	100%		48,454
8.00	Acres-Under Water	.00		100%		0
Total Acres 133.76		380.56 Per Acre		Land Total		50,904

Accpt Land	51,000	**Accepted Bldg**	0	**Total**	51,000

Map/Lot: R 5 72
Account: 1598 Card: 1 of 1 Location: 401 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	08/16/2016
Sale Price	2,011
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	80%		17,600
0.58	Acres-Road Frontage	3,000.00	1,740	100%		1,740
Total Acres 1.08		17,907.41 Per Acre			Land Total	19,340

Accpt Land	19,000	**Accepted Bldg**	0	**Total**	19,000

Map/Lot: R 9 70A
Account: 1600 Card: 1 of 1 Location: 1500 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Septic SystemOn Another Lot
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Baselot (Frct)	492,143	93,507	100%		93,507
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.19		544,773.68 Per Acre		Land Total		103,507

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	440 Sqft	Grade C 100	Base	93,195
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	444
					0
					0
Foundation	Posts	Basement	None	Basement	-3,318
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,760
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	Standard	Standard	Average	Basic	89,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	60,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1969	264	C 100	14,050	Avg.	68%	100%	100%	9,554
Shed	1988	48	E 100	360	Avg.	80%	100%	100%	288
Deck	1988	336	C 100	3,024	Avg.	80%	100%	100%	2,419
Pier	2014	390	C 100	15,600	Avg.	96%	100%	100%	14,976
Ramp	2014	78	C 100	1,755	Avg.	96%	100%	100%	1,685
Float	2014	192	C 100	7,056	Avg.	96%	100%	100%	6,774
880 SFLA		69.16 = $/SFLA (4)					Outbuilding Total		35,696

Accpt Land 104,000 **Accepted Bldg** 97,000 **Total** 201,000

Map/Lot: R 5 20
Account: 1601 Card: 1 of 1 Location: 483 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1981
Sale Price	42,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
0.14	Acres-Road Frontage	3,000.00	420	100%		420
2.78	Acres-Back Land	500.00	1,390	100%		1,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.92		10,835.37 Per Acre			Land Total	53,310

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	976 Sqft	Grade C 100	Base	115,971
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,928
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
1860	0	Standard	Standard	Fair	Basic	113,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	61,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1860	780	C 100	9,906	Fair	54%	100%	100%	5,349
Shed	1860	140	E 100	1,050	Fair	54%	100%	100%	567
Sunspace	1996	98	C 100	5,218	Fair	80%	100%	100%	4,174
Sunspace	2000	112	C 100	5,964	Fair	83%	100%	100%	4,950
Open Fr Porch	2000	95	C 100	2,250	Fair	83%	100%	100%	1,868
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
1,464 SFLA		41.70 = $/SFLA (4)				Outbuilding Total			17,246

Accpt Land 53,000 **Accepted Bldg** 78,000 **Total** 131,000

Map/Lot: R17 7- 4
Account: 1602 Card: 1 of 1 Location: 1646 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1983
Sale Price	33,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		13,333.33 Per Acre		Land Total		40,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,295 Sqft	Grade D 100	Base	118,760
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,101
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Poor	Basic	114,659

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	52,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	180	D 100	6,929	Poor	46%	100%	100%	3,187
1 Fr	1900	160	D 100	7,153	Poor	46%	100%	100%	3,290
1 Fr	1972	350	D 100	15,647	Avg.	70%	100%	100%	10,953
Overhang	1972	84	D 100	2,441	Avg.	70%	100%	100%	1,709
Deck	1998	240	D 100	1,814	Avg.	86%	100%	100%	1,560
1,942 SFLA		27.16 = $/SFLA (4)				Outbuilding Total			20,699

Accpt Land 40,000 **Accepted Bldg** 73,000 **Total** 113,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1999
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Baselot (Frct)	26,766.02	13,115	100%		13,115
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.49		67,581.63 Per Acre		Land Total		33,115

Dwelling Description — **Replacement Cost New**

Cape Cod	One Story	800 Sqft	Grade C 100	Base	80,490
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	808
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,176
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,000
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Fair	Basic	81,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	43,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	48	C 100	2,555	Fair	54%	100%	100%	1,380
Shed	1900	80	E 100	600	Fair	54%	100%	100%	324
800 SFLA		54.75 = $/SFLA (4)					Outbuilding Total		1,704

Accpt Land 33,000 **Accepted Bldg** 46,000 **Total** 79,000

Map/Lot: R17 59B
Account: 1604 Card: 1 of 1 Location: 923 N NOBLEBORO RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.33	Acres-Unimprov. R/W	300.00	699	100%		699
Total Acres 2.33		300.00 Per Acre			Land Total	699

Accpt Land 700 **Accepted Bldg** 0 **Total** 700

Map/Lot: R 6 8E-19
Account: 1605 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 19

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1979	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Deck	1979	40	E 100	270	Poor	56%	100%	100%	151
924 SFLA		104.96 = $/SFLA (4)				Outbuilding Total			12,011

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1986
Sale Price	26,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.30	Acres-Road Frontage	3,000.00	3,900	100%		3,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.30		13,303.03 Per Acre		Land Total		43,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 100	Base	87,296
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1850	0	Standard	Standard	Average	Basic	87,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	54,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1850	80	E 100	600	Fair	54%	100%	100%	324
Shed	1990	144	C 100	1,440	Avg.	81%	100%	100%	1,166
Entry	1999	30	C 100	1,050	Avg.	87%	100%	100%	914
1.75 Fr	1999	480	C 100	36,782	Avg.	87%	100%	100%	32,000
(U)Basement	1999	480	C 100	7,680	Avg.	87%	100%	100%	6,682
Open Fr Porch	2000	192	C 100	4,547	Avg.	87%	100%	100%	3,956
Deck	2004	228	C 100	2,052	Avg.	90%	100%	100%	1,847
1.5 Gar	2012	1120	C 100	35,381	Avg.	95%	100%	100%	33,612
924 SFLA		58.58 = $/SFLA (4)				Outbuilding Total			80,501

Accpt Land 44,000 **Accepted Bldg** 135,000 **Total** 179,000

Map/Lot: U10 24
Account: 1607 Card: 1 of 1 Location: 27 MILL ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/14/2012
Sale Price	640,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.61	Acres-Road Frontage	3,000.00	1,830	100%		1,830
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
0.62	Acres-Back Land	500.00	310	100%		310
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.73		37,075.14 Per Acre			Land Total	64,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Medical Clinic	1993	3160	C 100	302,033	Avg.	83%	100%	100%	250,687
Deck	1993	40	C 100	360	Avg.	83%	100%	100%	299
Shed	1993	96	E 100	720	Avg.	83%	100%	100%	598
Medical Clinic	2001	240	C 100	22,939	Avg.	88%	100%	100%	20,186
Medical Clinic	2009	896	C 100	85,640	Avg.	93%	100%	100%	79,645
							Outbuilding Total		351,415

Accpt Land 64,000 **Accepted Bldg** 351,000 **Total** 415,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
8.00	Acres-Road Frontage	3,000.00	24,000	100%		24,000
27.55	Acres-Back Land	500.00	13,775	100%		13,775
Total Acres 37.55		1,538.62 Per Acre		Land Total		57,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Barn	1976	1800	C 100	48,726	Avg.	72%	100%	100%	35,083
Shed	0	120	E 100	900	Fair	54%	100%	100%	486
						Outbuilding Total			35,569

Accpt Land 58,000 **Accepted Bldg** 36,000 **Total** 94,000

Map/Lot: U 5 29
Account: 1610 Card: 1 of 1 Location: 32 PHILBROOK LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	08/30/2007
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.28	Acres-Back Land	500.00	140	100%		140
Total Acres 0.78		54,025.64 Per Acre			Land Total	42,140

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,015 Sqft	Grade C 110	Base	102,350
Exterior	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	0
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,600
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	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	Standard	Standard	Average	Basic	108,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	67,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1951	42	C 110	2,118	Avg.	62%	100%	100%	1,313
Deck	1951	77	C 110	762	Avg.	62%	100%	100%	472
Gar	1952	480	C 100	11,942	Avg.	62%	100%	100%	7,404
1,015 SFLA		66.57 = $/SFLA (4)					Outbuilding Total		9,189

Accpt Land 42,000 **Accepted Bldg** 77,000 **Total** 119,000

Neighborhood 8	Residential Pond 2
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1996
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
580	$/LF -Water Frontage	100.00	58,000	100%		58,000
5.80	Acres-Water Acreage	.00		100%		0
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
5.40	Acres-Back Land	500.00	2,700	100%		2,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 16.20		9,858.02 Per Acre		Land Total		159,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	832 Sqft	Grade B 100	Base	154,680
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	Standard	Standard	Average	Basic	162,125

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	129,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1988	85	B 100	5,972	Avg.	80%	100%	100%	4,778
Deck	1988	226	B 100	2,685	Avg.	80%	100%	100%	2,148
1.5 Fr	1988	130	B 100	11,596	Avg.	80%	100%	100%	9,277
Open Fr Porch	1988	158	B 100	4,938	Avg.	80%	100%	100%	3,950
Gar	1988	936	B 100	30,740	Avg.	80%	100%	100%	24,592
(F)Attic	1988	702	B 100	23,166	Avg.	80%	100%	100%	18,533
Open Fr Porch	1988	64	B 100	2,001	Avg.	80%	100%	100%	1,601
Open Fr Porch	1988	64	B 100	2,001	Avg.	80%	100%	100%	1,601
Shed	1988	144	E 100	1,080	Avg.	80%	100%	100%	864
1,456 SFLA		89.08 = $/SFLA (4)				Outbuilding Total			67,344

Accpt Land	160,000	**Accepted Bldg**	197,000	**Total**	357,000

Neighborhood 10 River Deep .5

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1996
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	10

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	2000	1088	A 100	43,158	Avg.	87%	100%	100%	37,547
Canopy	2000	272	A 100	5,051	Avg.	87%	100%	100%	4,394
1 Fr	2004	432	B 100	30,348	Avg.	90%	100%	100%	27,313
Deck	2004	423	B 100	5,025	Avg.	90%	100%	100%	4,522
Bay Window	2004	6	B 100	1,014	Avg.	90%	100%	100%	913
Shed	2006	120	E 100	900	Avg.	91%	100%	100%	819
1,456 SFLA		89.08 = $/SFLA (4)				Outbuilding Total			75,508

Accpt Land	0	**Accepted Bldg**	76,000	**Total**	76,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	160,000	197,000	357,000	160,000	197,000	357,000
2	0	76,000	76,000	0	76,000	76,000
TOTAL	160,000	273,000	433,000	160,000	273,000	433,000

Map/Lot: R21 48
Account: 1612 Card: 1 of 1 Location: 3005 WASHINGTON RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	11/01/1978
Sale Price	9,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Baselot (Frct)	40,732.72	19,552	100%		19,552
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.48		51,150.00 Per Acre		Land Total		24,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1940	1680	E 100	31,348	Poor	46%	70%	100%	10,094
						Outbuilding Total			10,094

Accpt Land 25,000 **Accepted Bldg** 10,000 **Total** 35,000

Map/Lot: R21 50
Account: 1613 Card: 1 of 1 Location: 3000 WASHINGTON RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1987
Sale Price	14,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Baselot (Frct)	31,278.33	21,895	67%		14,670
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.70		49,528.57 Per Acre		Land Total		34,670

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	384 Sqft	Grade E 100	Base	58,420
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-2,172
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,008
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
1999	0	Standard	Standard	Average	Basic	55,240

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	87%	100%	85%	40,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1999	168	E 100	1,260	Avg.	87%	100%	85%	932
Shed	1915	78	E 100	585	Poor	46%	100%	85%	229
Overhang	1999	32	E 100	830	Avg.	87%	100%	85%	614
Solar Panel	2000	1	C 100	200	Avg.	87%	100%	85%	148
672 SFLA		60.79 = $/SFLA (4)					Outbuilding Total		1,923

Accpt Land 35,000 **Accepted Bldg** 43,000 **Total** 78,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1985
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
38.00	Acres-Back Land	500.00	19,000	100%		19,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
6.00	Acres-Under Water	.00		100%		0
Total Acres 56.00		1,857.14 Per Acre		Land Total		104,000

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	968 Sqft	Grade D 100	Base	123,349
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-553
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,948
Attic	None			Attic	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	Standard	Standard	Average	Basic	126,744

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	100,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1987	132	D 100	5,901	Avg.	79%	100%	100%	4,662
Open Fr Porch	1987	64	D 100	1,273	Avg.	79%	100%	100%	1,006
Sunspace	1987	117	D 100	5,233	Avg.	79%	100%	100%	4,134
Deck	1987	45	D 100	340	Avg.	79%	100%	100%	269
Deck	1987	408	D 100	3,084	Avg.	79%	100%	100%	2,436
Gar	1988	624	E 100	11,644	Avg.	80%	100%	100%	9,315
1.75 Barn	1989	1320	E 100	26,799	Avg.	80%	100%	100%	21,439
Shed	1988	100	E 100	750	Avg.	80%	100%	100%	600
Gar	1996	454	E 100	8,472	Avg.	85%	100%	100%	7,201
Canopy	2006	210	E 100	1,386	Avg.	91%	100%	100%	1,261
1,936 SFLA		51.72 = $/SFLA (4)					Outbuilding Total		52,323

Accpt Land 104,000 **Accepted Bldg** 152,000 **Total** 256,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/19/2011
Sale Price	304,950
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.10	Acres-Back Land	500.00	50	100%		50
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		241,750.00 Per Acre		Land Total		145,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade B 100	Base	124,917
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-4,476
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,851
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	Standard	Standard	Average	Basic	117,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	92,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	35	B 100	416	Avg.	79%	100%	100%	329
Deck	1987	240	B 100	2,851	Avg.	79%	100%	100%	2,252
Shed	1982	192	B 100	2,534	Avg.	76%	100%	100%	1,926
Stairs	2004	132	B 100	2,091	Avg.	90%	100%	100%	1,882
1,080 SFLA		86.01 = $/SFLA (4)				Outbuilding Total			6,389

Accpt Land 145,000 **Accepted Bldg** 99,000 **Total** 244,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/2002
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
8.01	Acres-Road Frontage	3,000.00	24,030	100%		24,030
6.22	Acres-Back Land	500.00	3,110	100%		3,110
2.13	Acres-Wasteland/Bog	100.00	213	100%		213
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.21		3,673.31 Per Acre			Land Total	66,891

Dwelling Description **Replacement Cost New**

Doublewide	One Story	2,052 Sqft	Grade E 90	Base	106,269
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,444
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,904
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
2003	0	Standard	Standard	Average	Basic	97,729

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	86,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2002	480	E 100	8,956	Avg.	89%	100%	100%	7,971
Shed	2004	240	E 100	1,800	Avg.	90%	100%	100%	1,620
Deck	2006	96	E 100	648	Avg.	91%	100%	100%	590
Gar	2015	720	E 100	13,436	Avg.	97%	100%	100%	13,033
2,052 SFLA		42.39 = $/SFLA (4)					Outbuilding Total		23,214

Accpt Land 67,000 **Accepted Bldg** 110,000 **Total** 177,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
103.00	Acres-Back Land	500.00	51,500	100%		51,500
16.00	Acres-Under Water	.00		100%		0
Total Acres 119.00		432.77 Per Acre		Land Total		51,500

Accpt Land 52,000 **Accepted Bldg** 0 **Total** 52,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/22/2011
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.25		17,222.22 Per Acre		Land Total		38,750

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,176 Sqft	Grade C 110	Base	182,939
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,855
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	6,468
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	Standard	Standard	Average	Basic	196,364

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	174,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	628	C 100	5,652	Avg.	90%	100%	100%	5,087
1 Fr	2006	152	C 100	8,089	Avg.	91%	100%	100%	7,361
Gar	2006	672	C 100	16,719	Avg.	91%	100%	100%	15,214
2,352 SFLA		74.30 = $/SFLA (4)				Outbuilding Total			27,662

Accpt Land 39,000 **Accepted Bldg** 202,000 **Total** 241,000

Map/Lot: R 8 2- 1
Account: 1619 Card: 1 of 1 Location: 34 APPLE BARN LN

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	08/24/2007
Sale Price	189,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.29	Acres-Road Frontage	3,000.00	870	100%		870
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.29		18,938.86 Per Acre		Land Total		43,370

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,352 Sqft	Grade C 110	Base	125,367
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	676 Sqft, Grade E	Basement Gar	None	Fin Bsmt	5,070
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,216
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	7,436
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	147,289

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	131,087

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	416	C 110	4,118	Avg.	90%	100%	100%	3,706
Deck	2004	348	C 110	3,445	Avg.	90%	100%	100%	3,100
Shed	2012	168	E 100	1,260	Fair	93%	100%	100%	1,172
1,352 SFLA		96.96 = $/SFLA (4)					Outbuilding Total		7,978

Accpt Land 43,000 **Accepted Bldg** 139,000 **Total** 182,000

Map/Lot: R13 7A
Account: 1620 Card: 1 of 1 Location: 3200 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.35	Acres-Road Frontage	3,000.00	7,050	100%		7,050
9.47	Acres-Back Land	500.00	4,735	100%		4,735
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
5.00	# -Lot Imp Rd/P Lot	10,000.00	50,000	100%		50,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 13.82		9,535.82 Per Acre		Land Total		131,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 12	1980	1088	E 100	23,746	Avg.	75%	100%	100%	17,810
Office 8	1997	1088	E 100	58,165	Avg.	86%	100%	100%	50,022
Auto Repair 16	1993	2520	C 100	140,112	Avg.	83%	100%	100%	116,293
10000 2WF	1989	1	E 100	18,488	Avg.	80%	100%	100%	14,790
Entry	1989	25	E 100	656	Avg.	80%	100%	100%	525
Open Shed	2013	192	E 100	1,152	Avg.	96%	100%	100%	1,106
Office 8	2013	448	E 100	23,950	Avg.	96%	100%	100%	22,992
Auto Repair 16	2014	4800	C 100	266,880	Avg.	96%	100%	100%	256,205
							Outbuilding Total		479,743

Accpt Land 132,000 **Accepted Bldg** 480,000 **Total** 612,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1994
Sale Price	64,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
0.16	Acres-Road Frontage	3,000.00	480	100%		480
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.16		19,898.15 Per Acre		Land Total		42,980

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,102 Sqft	Grade D 100	Base	119,903
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-5,230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,239
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1995	Standard	Standard	Fair	Basic	114,563

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	61,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1961	280	E 100	2,100	Poor	46%	100%	100%	966
Entry	1999	36	D 100	1,058	Fair	83%	100%	100%	878
1 Fr	1999	192	D 100	8,583	Fair	83%	100%	100%	7,124
1.5 Gar	2011	676	C 100	21,355	Avg.	94%	100%	100%	20,074
Entry	2011	112	C 100	3,920	Avg.	94%	100%	100%	3,685
Open Fr Porch	2011	32	C 100	758	Avg.	94%	100%	100%	713
Canopy	2011	260	C 100	2,288	Avg.	94%	100%	100%	2,151
Shed	2011	364	C 100	3,640	Avg.	94%	100%	100%	3,422
1,928 SFLA		32.09 = $/SFLA (4)				Outbuilding Total			39,013

Accpt Land 43,000 **Accepted Bldg** 101,000 **Total** 144,000

Map/Lot: R 8 1
Account: 1622 Card: 1 of 1 Location: 1793 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/02/2018
Sale Price	395,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
115	$/LF -Water Frontage	150.00	17,250	100%		17,250
1.15	Acres-Water Acreage	.00		100%		0
4.65	Acres-Road Frontage	3,000.00	13,950	100%		13,950
5.53	Acres-Back Land	500.00	2,765	100%		2,765
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 13.33		15,676.29 Per Acre			Land Total	208,965

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	156,447
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-7,518
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1769	0	Standard	Standard	Good	Basic	160,050

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	108,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1769	204	B 100	14,331	Good	68%	100%	100%	9,745
Shed	1769	551	B 100	7,273	Good	68%	100%	100%	4,946
1 Fr	1769	494	B 100	34,704	Good	68%	100%	100%	23,599
Enclosed Fr Porch	1769	204	B 100	12,341	Good	68%	100%	100%	8,392
Shed	1988	192	B 100	2,534	Good	85%	100%	100%	2,154
Deck	1988	64	B 100	760	Good	85%	100%	100%	646
1.5 Barn	1995	1728	B 100	54,446	Good	88%	100%	100%	47,912
1,512 SFLA		71.98 = $/SFLA (4)					Outbuilding Total		97,394

Accpt Land 209,000 **Accepted Bldg** 206,000 **Total** 415,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	10/01/2002
Sale Price	20,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	6 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
1.02	Acres-Road Frontage	3,000.00	3,060	100%		3,060
Total Acres 3.02		12,602.65 Per Acre		Land Total		38,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1969	216	E 100	1,620	Avg.	68%	100%	100%	1,102
Gar	1969	1800	C 100	44,784	Avg.	68%	100%	100%	30,453
1 Fr	1969	112	C 100	5,961	Avg.	68%	100%	100%	4,053
						Outbuilding Total			35,608

Accpt Land 38,000 **Accepted Bldg** 36,000 **Total** 74,000

Map/Lot: R21 57
Account: 1624 Card: 1 of 1 Location: 2844 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/30/2011
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Baselot (Frct)	14,298.62	17,158	100%		17,158
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.20		30,965.00 Per Acre		Land Total		37,158

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	660 Sqft	Grade D 100	Base	75,518
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,868
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1976	Standard	Standard	Fair	Basic	80,386

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	54%	100%	85%	36,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	1870	432	E 100	10,235	Fair	54%	50%	85%	2,349
Shed	1870	252	E 100	1,890	Fair	54%	50%	85%	433
Shed	1870	760	E 100	5,700	Fair	54%	50%	85%	1,308
Shed	1870	280	E 100	2,100	Poor	46%	50%	85%	411
990 SFLA		37.27 = $/SFLA (4)				Outbuilding Total			4,501

Accpt Land 37,000 **Accepted Bldg** 41,000 **Total** 78,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/30/2017
Sale Price	67,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	2008 Fleetwood 16 x 70
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Baselot (Frct)	14,298.62	17,158	100%		17,158
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.20		30,965.00 Per Acre			Land Total	37,158

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	2008	16X67	C 100	43,081	Avg.	51%	100%	100%	21,971
MH Slab		1986	952	C 100	3,227	Avg.	79%	100%	100%	2,549
1.75 Shed		1995	192	E 100	2,074	Avg.	84%	100%	100%	1,742
Deck		2008	128	C 100	1,152	Avg.	93%	100%	100%	1,071
Deck		2008	96	C 100	864	Avg.	93%	100%	100%	804
1,072 SFLA			54.91 = $/SFLA (4)					Outbuilding Total		28,137

Accpt Land	37,000	**Accepted Bldg**	28,000	**Total**	65,000

Map/Lot: R12 18A
Account: 1627 Card: 1 of 1 Location: 300 WINCAPAW LN

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	03/01/1994
Sale Price	32,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
300	$/LF -Water Frontage	100.00	30,000	100%		30,000
1.00	Acres-Water Acreage	.00		100%		0
Total Acres 3.00		20,000.00 Per Acre		Land Total		60,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Camper Trailer	1960	7X12	C 100	5,352	Poor	30%	50%	100%	803
84 SFLA		710.37 = $/SFLA (4)				Outbuilding Total			803

Accpt Land 60,000 **Accepted Bldg** 800 **Total** 60,800

Map/Lot: R16 29
Account: 1628 Card: 1 of 1 Location: 720 DEPOT ST

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/24/2015
Sale Price	53,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 1990 IMPARIAL 14 X 52
Tran/Land/Bldg 3 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	80%	Access	28,000
10.00	Acres-Road Frontage	3,000.00	30,000	80%	Size/Shape	24,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
9.00	Acres-Landlocked/Rear	200.00	1,800	100%		1,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 24.00		3,137.50 Per Acre			Land Total	75,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Imperial M/H	1990	14X48	A 150	53,856	Fair	40%	100%	100%	21,542
MH Basement	1986	672	C 100	10,752	Fair	72%	100%	100%	7,741
Gar	1990	400	E 100	7,464	Fair	75%	100%	100%	5,598
Enclosed Fr Porch	1990	85	C 100	3,896	Fair	75%	100%	100%	2,922
1.5 Barn	1900	1403	E 100	25,118	Poor	46%	100%	100%	11,554
672 SFLA		456.70 = $/SFLA (4)					Outbuilding Total		49,357

Accpt Land	75,000	**Accepted Bldg**	49,000	**Total**	124,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
25.57	Acres-Back Land	500.00	12,785	100%		12,785
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 28.57		1,777.56 Per Acre		Land Total		50,785

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	858 Sqft	Grade C 110	Base	147,752
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	953
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-642
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	Standard	Standard	Average	Basic	155,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	113,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1977	64	C 110	3,747	Avg.	73%	100%	100%	2,735
Deck	1977	211	C 110	2,089	Avg.	73%	100%	100%	1,525
1 Fr	1977	280	C 110	16,392	Avg.	73%	100%	100%	11,966
1.75 Barn	1982	520	E 100	10,557	Avg.	76%	100%	100%	8,023
1,716 SFLA		66.05 = $/SFLA (4)				Outbuilding Total			24,249

Accpt Land 51,000 **Accepted Bldg** 138,000 **Total** 189,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/08/2006
Sale Price	24,200
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.58	Acres-Baselot (Frct)	11,794.00	18,635	100%		18,635
1.10	Acres-Wasteland/Bog	100.00	110	100%		110
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.68		14,457.09 Per Acre		Land Total		38,745

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade E 100	Base	87,899
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,064
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	83,138

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	76,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2007	100	E 100	750	Avg.	92%	100%	100%	690
Deck	2008	100	E 100	675	Avg.	93%	100%	100%	628
1,404 SFLA		54.48 = $/SFLA (4)					Outbuilding Total		1,318

Accpt Land 39,000 **Accepted Bldg** 78,000 **Total** 117,000

Map/Lot: U 4 51A
Account: 1631 Card: 1 of 1 Location: 904 MAIN ST

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/01/2002
Sale Price	19,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	1,142,192	11,422	100%		11,422
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.01		3,142,200.00 Per Acre		Land Total		31,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1900	396	C 100	21,950	Fair	54%	100%	100%	11,853
							Outbuilding Total		11,853

Accpt Land 31,000 **Accepted Bldg** 12,000 **Total** 43,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	03/01/2001
Sale Price	70,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	80%		120,000
1	$/LF -Water Frontage	150.00	150	100%		150
0.01	Acres-Water Acreage	.00		100%		0
7.90	Acres-Back Land	500.00	3,950	100%		3,950
Total Acres 9.91		12,522.70 Per Acre		Land Total		124,100

Accpt Land	124,000	**Accepted Bldg**	0	**Total**	124,000

Map/Lot: R18 34
Account: 1633 Card: 1 of 1 Location: 1801 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.00	Acres-Road Frontage	3,000.00	21,000	100%		21,000
87.00	Acres-Back Land	500.00	43,500	100%		43,500
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 104.00		1,012.50 Per Acre			Land Total	105,300

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	884 Sqft	Grade C 110	Base	119,508
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,173
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	128,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	79,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	624	C 110	36,530	Avg.	62%	100%	100%	22,649
1 Fr	1986	182	C 110	10,655	Avg.	79%	100%	100%	8,417
Open Shed	1986	70	C 110	616	Avg.	79%	100%	100%	487
Deck	1989	230	C 110	2,277	Avg.	80%	100%	100%	1,822
1.5 Barn	1900	2040	E 100	36,521	Poor	46%	100%	100%	16,800
Gar	2003	840	E 100	15,674	Avg.	89%	100%	100%	13,950
1,326 SFLA		60.26 = $/SFLA (4)					Outbuilding Total		64,125

Accpt Land 105,000 **Accepted Bldg** 144,000 **Total** 249,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.75	Acres-Road Frontage	3,000.00	8,250	100%		8,250
0.42	Acres-Back Land	500.00	210	100%		210
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.17		11,694.39 Per Acre		Land Total		60,460

Dwelling Description — Replacement Cost New

Log Home	One & 3/4 Story	884 Sqft	Grade C 100	Base	148,683
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,094
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
1991	0	Standard	Standard	Average	Basic	145,589

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	119,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1991	204	C 100	4,831	Avg.	82%	100%	100%	3,961
Shed	1994	192	E 100	1,440	Avg.	84%	100%	100%	1,210
Deck	1999	296	C 100	2,664	Avg.	87%	100%	100%	2,318
MH Slab	2000	924	C 100	3,132	Avg.	87%	100%	100%	2,725
Deck	2006	532	C 100	4,788	Avg.	91%	100%	100%	4,357
Open Shed	2006	1680	E 100	10,080	Avg.	91%	100%	100%	9,173
1,547 SFLA		77.17 = $/SFLA (4)				Outbuilding Total			23,744

Accpt Land 60,000 **Accepted Bldg** 143,000 **Total** 203,000

Neighborhood 2	Rural Paved 2
Tree Growth	2005
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1999
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	FARMLAND 2005		
Reference 2	FARMLAND 2005		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Pasture F&O	350.00	1,050	100%		1,050
15.00	Acres-Mixed Wood F&O	408.00	6,120	100%		6,120
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 20.00		2,458.50 Per Acre		Land Total		49,170

Dwelling Description **Replacement Cost New**

Log Home	One Story	1,330 Sqft	Grade C 100	Base	123,765
Exterior	Log Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,982
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
1954	0	Standard	Standard	Average	Basic	125,747

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	77,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1954	70	C 100	2,450	Avg.	62%	100%	100%	1,519
Entry	1954	72	C 100	2,520	Avg.	62%	100%	100%	1,562
Shed	1978	144	E 100	1,080	Avg.	73%	100%	100%	788
Shed	1982	96	E 100	720	Avg.	76%	200%	100%	1,094
1.75 Gar	1989	572	E 100	15,367	Avg.	80%	100%	100%	12,294
2 Barn	2000	512	E 100	11,692	Avg.	87%	100%	100%	10,172
Canopy	2000	384	E 100	2,534	Avg.	87%	100%	100%	2,205
Shed	2004	192	E 100	1,440	Avg.	90%	100%	100%	1,296
Coml Shop	2005	1344	E 75	46,055	Avg.	91%	100%	100%	41,910
Solar Panel	2005	28	C 100	5,600	Avg.	91%	100%	100%	5,096
1,330 SFLA		58.62 = $/SFLA (4)				Outbuilding Total			77,936

Accpt Land	49,000	Accepted Bldg	156,000	Total	205,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
16.00	Acres-Back Land	500.00	8,000	100%		8,000
Total Acres 23.00		1,782.61 Per Acre			Land Total	41,000

Accpt Land 41,000 **Accepted Bldg** 0 **Total** 41,000

Neighborhood 20 Industrial 2

Zoning/Use INDUSTRIAL WELLHEAD PROTECTION
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 8 8 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.08	Acres-Landlocked/Rear	200.00	216	100%		216
Total Acres 1.08		200.00 Per Acre			Land Total	216

Accpt Land 200 **Accepted Bldg** 0 **Total** 200

Map/Lot: R19 19- 3
Account: 1638 Card: 1 of 1 Location: 1659 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/12/2018
Sale Price	5,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2	1990 HOLLY PARK 14 X 70		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.79	Acres-Baselot (Frct)	10,807.47	19,345	100%		19,345
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.79		21,980.45 Per Acre			Land Total	39,345

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holly Park	M/H	1990	14X67	A 100	50,116	Fair	40%	100%	100%	20,046
938 SFLA			104.49 = $/SFLA (4)					Outbuilding Total		20,046

Accpt Land	39,000	**Accepted Bldg**	20,000	**Total**	59,000

Map/Lot: U 5 6
Account: 1640 Card: 1 of 1 Location: 93 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/2001
Sale Price	72,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Baselot (Frct)	194,100	11,646	100%		11,646
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.06		444,100.00 Per Acre		Land Total		26,646

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	496 Sqft	Grade C 110	Base	85,511
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,057
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	83,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	51,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	224	C 110	13,113	Avg.	62%	100%	100%	8,130
(U)Basement	1900	224	C 110	3,942	Avg.	62%	100%	100%	2,444
Att Gar	1900	190	C 110	4,385	Avg.	62%	100%	100%	2,719
744 SFLA		69.54 = $/SFLA (4)					Outbuilding Total		13,293

Accpt Land 27,000 **Accepted Bldg** 65,000 **Total** 92,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1993
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	62,946.71	28,955	100%		28,955
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.46		117,293.48 Per Acre		Land Total		53,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	1986	900	C 100	39,915	Avg.	79%	100%	100%	31,533
Manu 8	1997	2583	C 100	114,556	Avg.	86%	100%	100%	98,518
							Outbuilding Total		130,051

Accpt Land 54,000 **Accepted Bldg** 130,000 **Total** 184,000

Map/Lot: R20 4B
Account: 1642 Card: 1 of 1 Location: 248 SIMON RD

Neighborhood 2	Rural Paved 2
Tree Growth	1983
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2002
Sale Price	24,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	TREE GROWTH 1983		
Reference 2	TREE GROWTH 1983		
Tran/Land/Bldg	2 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Softwood TG	337.00	1,348	100%		1,348
14.50	Acres-Mixed Wood TG	408.00	5,916	100%		5,916
14.50	Acres-Wasteland/Bog	100.00	1,450	100%		1,450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 35.00		1,391.83 Per Acre		Land Total		48,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Elcar.....M/H	1958	8X36	C 100	16,056	Poor	30%	50%	100%	2,408
Shed	1958	128	E 100	960	Poor	46%	100%	100%	442
Shed	1958	128	E 100	960	Poor	46%	100%	100%	442
Shed	1958	128	E 100	960	Poor	46%	100%	100%	442
Canopy	1958	108	E 100	712	Poor	46%	100%	100%	328
Open Fr Porch	1958	72	E 100	1,279	Avg.	62%	100%	100%	793
Deck	1958	64	E 100	432	Avg.	62%	100%	100%	268
1.5 Shed	1995	816	E 100	7,772	Avg.	84%	30%	100%	1,958
Shed	1995	117	E 100	878	Avg.	84%	30%	100%	221
288 SFLA		188.02 = $/SFLA (4)				Outbuilding Total			7,302

Accpt Land 49,000 **Accepted Bldg** 7,000 **Total** 56,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1992
Sale Price	32,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Baselot (Frct)	21,501.49	14,406	100%		14,406
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.67		51,352.24 Per Acre		Land Total		34,406

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	440 Sqft	Grade D 100	Base	60,945
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	826
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
1910	0	Standard	Standard	Average	Basic	61,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	38,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1910	120	D 100	4,620	Avg.	62%	100%	100%	2,864
Open Fr Porch	1999	96	D 100	1,909	Avg.	87%	100%	100%	1,661
Gar	1910	506	E 100	9,442	Fair	54%	100%	100%	5,099
1.5 Fr	2008	432	D 100	24,524	Avg.	93%	100%	100%	22,807
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
660 SFLA		58.03 = $/SFLA (4)				Outbuilding Total			32,780

Accpt Land 34,000 **Accepted Bldg** 71,000 **Total** 105,000

Map/Lot: R 9 42
Account: 1645 Card: 1 of 1 Location: 1377 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Baselot (Frct)	29,173.47	40,259	100%		40,259
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.38		43,665.94 Per Acre		Land Total		60,259

Dwelling Description

				Replacement Cost New	
Ranch	One Story	320 Sqft	Grade SC100	Base	37,788
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-480
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-705
Attic	1/2 Finished			Attic	4,217
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	None	Average	Basic	39,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	25,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1965	96	C 100	2,273	Avg.	65%	100%	100%	1,477
Shed	1965	48	C 100	480	Avg.	65%	100%	100%	312
320 SFLA		79.24 = $/SFLA (4)					Outbuilding Total		1,789

Accpt Land 60,000 **Accepted Bldg** 27,000 **Total** 87,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1982
Sale Price	21,515
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.73	Acres-Road Frontage	3,000.00	8,190	100%		8,190
0.25	Acres-Back Land	500.00	125	100%		125
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.98		9,701.81 Per Acre			Land Total	48,315

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	988 Sqft	Grade C 100	Base	115,768
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1900	0	Standard	Standard	Average	Basic	115,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	36	C 100	852	Avg.	62%	100%	100%	528
Enclosed Fr Porch	1900	140	C 100	6,416	Avg.	62%	100%	100%	3,978
1 Fr	1900	510	C 100	27,142	Avg.	62%	100%	100%	16,828
Shed	1900	205	C 100	2,050	Avg.	62%	100%	100%	1,271
Deck	1900	294	C 100	2,646	Avg.	62%	100%	100%	1,641
Gar	1900	468	C 100	11,644	Avg.	62%	100%	100%	7,219
Open Shed	1900	180	C 100	1,440	Avg.	62%	100%	100%	893
Shed	1900	170	E 100	1,275	Avg.	62%	100%	100%	790
Deck	2000	96	C 100	864	Avg.	87%	100%	100%	752
1,482 SFLA		48.43 = $/SFLA (4)					Outbuilding Total		33,900

Accpt Land 48,000 **Accepted Bldg** 106,000 **Total** 154,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/03/2013
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
9.28	Acres-Road Frontage	3,000.00	27,840	80%	Size/Shape	22,272
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.28		5,520.57 Per Acre			Land Total	62,272

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,020 Sqft	Grade C 100	Base	135,335
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,660
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	Standard	Standard	Average	Basic	144,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	115,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1989	240	C 100	10,999	Avg.	80%	100%	100%	8,799
(F)Attic	1989	240	C 100	6,000	Avg.	80%	100%	100%	4,800
1 Fr	1989	108	C 100	5,748	Avg.	80%	100%	100%	4,598
(U)Basement	1989	108	C 100	1,728	Avg.	80%	100%	100%	1,382
Open Fr Porch	1989	36	C 100	852	Avg.	80%	100%	100%	682
Deck	1989	200	C 100	1,800	Avg.	80%	100%	100%	1,440
Enclosed Fr Porch	1989	114	C 100	5,225	Avg.	80%	100%	100%	4,180
Deck	1989	41	C 100	369	Avg.	80%	100%	100%	295
1.75 Gar	1989	624	C 100	22,352	Avg.	80%	100%	100%	17,882
1,785 SFLA		64.78 = $/SFLA (4)					Outbuilding Total		44,058

Accpt Land 62,000 **Accepted Bldg** 160,000 **Total** 222,000

Map/Lot: R 7 33
Account: 1648 Card: 1 of 1 Location: 1151 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/04/2005
Sale Price	300,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
0.74	Acres-Road Frontage	3,000.00	2,220	100%		2,220
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.74		21,248.18 Per Acre		Land Total		58,220

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,152 Sqft	Grade B 100	Base	192,449
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,733
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,965
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1984	Standard	Standard	Average	Basic	199,320

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	171,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1780	336	B 100	23,604	Avg.	86%	100%	100%	20,299
1.75 Fr	1780	400	B 100	40,461	Avg.	86%	100%	100%	34,796
2,016 SFLA		85.03 = $/SFLA (4)					Outbuilding Total		55,095

Accpt Land 58,000 **Accepted Bldg** 227,000 **Total** 285,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/27/2013
Sale Price	158,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Baselot (Frct)	14,298.62	17,158	100%		17,158
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.20		30,965.00 Per Acre		Land Total		37,158

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,170 Sqft	Grade C 100	Base	148,883
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	151,703

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	94,056

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1800	30	C 100	145	Avg.	62%	100%	100%	90
Enclosed Fr Porch	1800	80	C 100	3,666	Avg.	62%	100%	100%	2,273
1.5 Shed	1800	240	C 100	3,048	Avg.	62%	100%	100%	1,890
Gar	1981	624	E 100	11,644	Avg.	75%	100%	100%	8,733
2,048 SFLA		45.93 = $/SFLA (4)				Outbuilding Total			12,986

Accpt Land 37,000 **Accepted Bldg** 107,000 **Total** 144,000

Map/Lot: R14 37B
Account: 1650 Card: 1 of 1 Location: 65 MILLER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.80	Acres-Road Frontage	3,000.00	11,400	100%		11,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 5.80		9,206.90 Per Acre		Land Total		53,400

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,380 Sqft	Grade C 110	Base	127,280
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-516
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
1986	0	Standard	Standard	Average	Basic	126,764

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	100,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1986	40	C 110	1,540	Avg.	79%	100%	100%	1,217
Shed	1989	120	E 100	900	Avg.	80%	100%	100%	720
Shed	1989	64	E 100	480	Avg.	80%	100%	100%	384
Shed	1989	120	E 100	900	Avg.	80%	100%	100%	720
1 Fr	1990	288	C 110	16,860	Avg.	81%	100%	100%	13,657
Deck	1990	80	C 110	792	Avg.	81%	100%	100%	642
1 Fr	2010	200	C 110	11,708	Avg.	94%	100%	100%	11,006
Open Fr Porch	2010	105	C 110	2,735	Avg.	94%	100%	100%	2,571
Gar	2010	720	C 110	19,705	Avg.	94%	100%	100%	18,523
(F) Gar	2010	540	C 110	29,700	Avg.	94%	100%	100%	27,918
1,380 SFLA		72.57 = $/SFLA (4)				Outbuilding Total			77,358

Accpt Land 53,000 **Accepted Bldg** 178,000 **Total** 231,000

Map/Lot: R23 8A
Account: 1651 Card: 1 of 1 Location: 3495 WASHINGTON RD

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/11/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.53	Acres-Baselot (Frct)	36,187.47	55,367	100%		55,367
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.25	Acres-Under Water	.00		100%		0
Total Acres 1.78		42,341.01 Per Acre		Land Total		75,367

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,375 Sqft	Grade C 110	Base	126,938
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,254
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	132,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	127,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2008	96	E 100	720	Avg.	93%	100%	100%	670
1,375 SFLA		92.37 = $/SFLA (4)				Outbuilding Total			670

Accpt Land	75,000	Accepted Bldg	128,000	Total	203,000

Neighborhood	3	Rural Dirt	2
Zoning/Use	DOWNTOWN BUSINESS		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Gravel		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Camper Trailer	1995	8X23	C 100	10,258	Poor	30%	100%	100%	3,077
184 SFLA		706.95 = $/SFLA (4)					Outbuilding Total		3,077

Accpt Land	0	**Accepted Bldg**	3,000	**Total**	3,000

Map/Lot: R12 25
Account: 1653 Card: 1 of 1 Location: 1280 GOSHEN RD

Neighborhood 3	Rural Dirt 2		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	10/11/2018
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.36	Acres-Back Land	500.00	7,180	100%		7,180
Total Acres 14.36		500.00 Per Acre			Land Total	7,180

Accpt Land	7,000	**Accepted Bldg**	0	**Total**	7,000

Map/Lot: R24 22
Account: 1654 Card: 1 of 1 Location: 260 COTTAGE POINT RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	05/01/1967
Sale Price	750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Baselot (Frct)	214,989	25,799	80%		20,639
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.12		255,325.00 Per Acre		Land Total		30,639

Dwelling Description **Replacement Cost New**

Ranch	One Story	240 Sqft	Grade SC75	Base	25,519
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,018
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-270
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	None	None	Poor	Basic	22,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	10,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Deck	1960	240	E 100	1,620	Poor	46%	100%	100%	745
240 SFLA		43.40 = $/SFLA (4)					Outbuilding Total		745

Accpt Land 31,000 **Accepted Bldg** 11,000 **Total** 42,000

Map/Lot: R24 13-1
Account: 1655 Card: 1 of 1 Location: 143 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.57	Acres-Road Frontage	3,000.00	1,710	100%		1,710
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.57		15,451.36 Per Acre			Land Total	39,710

Accpt Land 40,000 **Accepted Bldg** 0 **Total** 40,000

Map/Lot: R23 52
Account: 1656 Card: 1 of 1 Location: JEFFERSON TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
110.00	Acres-Landlocked/Rear	200.00	22.000	100%		22.000
10.00	Acres-Under Water	.00		100%		0
Total Acres 120.00		183.33 Per Acre		Land Total		22,000

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R23 59
Account: 1657 Card: 1 of 1 Location: JEFFERSON TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND LR
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Acres-Under Water	.00		100%		0
Total Acres 14.00		0.00 Per Acre		Land Total		0

Accpt Land 0 **Accepted Bldg** 0 **Total** 0

Map/Lot: R23 56
Account: 1658 Card: 1 of 1 Location: JEFFERSON TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street None

Sale Data

Sale Date	03/22/2006
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
49.00	Acres-Landlocked/Rear	200.00	9,800	100%		9,800
35.00	Acres-Under Water	.00		100%		0
Total Acres 84.00		116.67 Per Acre		Land Total		9,800

Accpt Land 10,000 **Accepted Bldg** 0 **Total** 10,000

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 FARMLAND 2008
Reference 2 FARMLAND 2008
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
51.00	Acres-Pasture F&O	350.00	17,850	100%		17,850
87.00	Acres-Softwood F&O	337.00	29,319	100%		29,319
82.00	Acres-Hardwood F&O	263.00	21,566	100%		21,566
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
38.00	Acres-Wasteland/Bog	100.00	3,800	100%		3,800
5.00	Acres-Back Land	500.00	2,500	100%		2,500
Total Acres 265.00		490.70 Per Acre			Land Total	130,035

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	884 Sqft	Grade C 110	Base	118,324
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,173
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	122,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	111,534

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2004	96	E 100	720	Avg.	90%	100%	100%	648
Shed	1990	240	E 100	1,800	Avg.	81%	100%	100%	1,458
Deck	2005	452	C 110	4,475	Avg.	91%	100%	100%	4,072
Entry	2006	80	C 110	3,080	Avg.	91%	100%	100%	2,803
Gar	2006	960	C 110	26,273	Avg.	91%	100%	100%	23,908
(F) Gar	2006	480	C 110	26,400	Avg.	91%	100%	100%	24,024
Pole Barn	2014	1080	E 100	12,717	Avg.	96%	100%	100%	12,208
1,326 SFLA		84.11 = $/SFLA (4)					Outbuilding Total		69,121

Accpt Land 130,000 **Accepted Bldg** 181,000 **Total** 311,000

Neighborhood 2	Rural Paved 2
Tree Growth	2009
Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 2009
Reference 2	FARMLAND 2009
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	17,488.45	15,740	100%		15,740
8.65	Acres-Pasture F&O	350.00	3,028	100%		3,027
0.35	Acres-Mixed Wood F&O	408.00	143	100%		143
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.10	Acres-Wasteland/Bog	100.00	10	100%		10
Total Acres 10.00		3,892.00 Per Acre			Land Total	38,920

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,435 Sqft	Grade C 100	Base	117,931
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	Floor & Stairs			Attic	7,175
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Poor	Basic	126,046

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	57,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1830	168	C 100	1,680	Poor	46%	100%	100%	773
Deck	1830	232	C 100	2,088	Poor	46%	100%	100%	960
1.5 Shed	1830	676	E 100	6,439	Poor	46%	100%	100%	2,962
1.75 Shed	1983	320	E 100	3,456	Avg.	77%	100%	100%	2,661
Gar	1990	720	E 100	13,436	Avg.	81%	100%	100%	10,883
1.5 Barn	2009	1536	C 100	36,664	Avg.	93%	100%	100%	34,098
1,435 SFLA		40.40 = $/SFLA (4)					Outbuilding Total		52,337

Accpt Land	39,000	**Accepted Bldg**	110,000	**Total**	149,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/21/2014
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.82	Acres-Baselot (Frct)	10,682.45	19,442	100%		19,442
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.82		21,671.43 Per Acre		Land Total		39,442

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,200 Sqft	Grade B 100	Base	137,983
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,360
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1965	0	Standard	Standard	Average	Basic	147,742

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	65%	100%	100%	96,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1965	100	B 100	6,050	Avg.	65%	100%	100%	3,933
Gar	1965	576	B 100	18,917	Avg.	65%	100%	100%	12,296
1,200 SFLA		80.03 = $/SFLA (4)					Outbuilding Total		16,229

Accpt Land	39,000	**Accepted Bldg**	112,000	**Total**	151,000

Neighborhood 8	Residential Pond 2
Tree Growth	1997
Zoning/Use	ROUTE 1 COM A SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/01/1995
Sale Price	340,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	FARMLAND 1997 (BARSTOW)
Reference 2	FARMLAND 1997 (BARSTOW)
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	90%		54,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
40.00	Acres-Pasture F&O	350.00	14,000	100%		14,000
46.00	Acres-Mixed Wood F&O	408.00	18,768	100%		18,768
16.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 106.00		1,063.85 Per Acre		Land Total		112,768

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade A 100	Base	283,271
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,167
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	3	Plumbing	23,801
Attic	None			Attic	0
FirePlaces	2			Fireplace	9,390
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	1983	Standard	Standard	Good	Basic	320,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	285,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1969	14	A 100	3,781	Good	89%	100%	100%	3,365
1.5 Fr	1969	520	A 100	74,150	Good	89%	100%	100%	65,994
(U)Basement	1969	520	A 100	17,555	Good	89%	100%	100%	15,624
Deck	1969	315	A 100	5,982	Good	89%	100%	100%	5,324
(U)Basement	1969	315	A 100	10,634	Good	89%	100%	100%	9,464
1.5 Fr	1969	315	A 100	44,918	Good	89%	100%	100%	39,977
(U)Basement	1969	315	A 100	10,634	Good	89%	100%	100%	9,464
Bay Window	1969	12	A 100	3,241	Good	89%	100%	100%	2,884
1.75 Fr	1969	680	A 100	109,948	Good	89%	100%	100%	97,854
(U)Basement	1969	680	A 100	22,957	Good	89%	100%	100%	20,432
1,764 SFLA		161.77 = $/SFLA (4)				Outbuilding Total			270,382

Accpt Land	113,000	Accepted Bldg	556,000	Total	669,000

Neighborhood 8	Residential Pond 2
Zoning/Use	ROUTE 1 COM A SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/01/1995
Sale Price	340,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	2103 89 11-17-95		
Reference 2	FARMLAND M2950 190 11-02		
Tran/Land/Bldg	3 3 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Barn	1986	832	A 100	53,455	Good	84%	100%	100%	44,902
Open Fr Porch	1997	144	C 100	3,410	Good	89%	100%	100%	3,035
Enclosed Fr Porch	2000	204	A 100	19,726	Good	91%	100%	100%	17,951
(F)Attic	2000	204	A 100	10,761	Good	91%	100%	100%	9,793
1.75 Fr	2000	204	A 100	32,986	Good	91%	100%	100%	30,017
Shed	2000	108	E 100	810	Good	91%	100%	100%	737
Sunspace	2001	264	C 100	14,058	Good	91%	100%	100%	12,793
Shed	2002	96	E 100	720	Good	92%	100%	100%	662
Canopy	2002	1152	E 100	7,604	Good	92%	100%	100%	6,996
1,764 SFLA		161.77 = $/SFLA (4)				Outbuilding Total			126,886

Accpt Land	0	**Accepted Bldg**	127,000	**Total**	127,000

	Calculated			Correlated	
Card	**Land**	**Building**	**Calc. Total**	**Land**	**Building**	**Total**
1	113,000	556,000	669,000	113,000	556,000	669,000
2	0	127,000	127,000	0	127,000	127,000
TOTAL	113,000	683,000	796,000	113,000	683,000	796,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2005
Sale Price	16,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.50	Acres-Wasteland/Bog	100.00	150	100%		150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.50		12,185.71 Per Acre		Land Total		42,650

Dwelling Description — **Replacement Cost New**

Post & Beam	One & 1/2 Story	609 Sqft	Grade C 110	Base	95,412
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	0
Fin. Basement Area	609 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,398
Heating	100% Radiant	Cooling	0% None	Heat	2,091
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	120,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	109,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2006	625	C 110	14,423	Avg.	91%	100%	100%	13,125
(F) Gar	2006	625	C 110	34,375	Avg.	91%	100%	100%	31,281
(U)Basement	2006	625	C 110	11,000	Avg.	91%	100%	100%	10,010
Open Fr Porch	2006	191	C 110	4,975	Avg.	91%	100%	100%	4,527
Deck	2006	491	C 110	4,861	Avg.	91%	100%	100%	4,424
Open Fr Porch	2006	135	C 110	3,517	Avg.	91%	100%	100%	3,200
1 Fr	2006	208	C 110	12,177	Avg.	91%	100%	100%	11,081
Open Fr Porch	2006	35	C 110	912	Avg.	91%	100%	100%	830
Deck	2006	98	C 110	970	Avg.	91%	100%	100%	883
914 SFLA		119.64 = $/SFLA (4)				Outbuilding Total			79,361

Accpt Land	43,000	**Accepted Bldg**	189,000	**Total**	232,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1994
Sale Price	37,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	OPEN SPACE 2015		
Reference 2	OPEN SPACE 2015		
Tran/Land/Bldg	3 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	80,740.51	145,333	25%	Restrictio	36,333
Total Acres 1.80		20,185.00 Per Acre			Land Total	36,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1970	480	E 100	13,572	Poor	46%	20%	100%	1,249
								Outbuilding Total	1,249

Accpt Land	36,000	**Accepted Bldg**	1,000	**Total**	37,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.75	Acres-Road Frontage	3,000.00	2,250	100%		2,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.75		15,363.64 Per Acre		Land Total		42,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade D 100	Base	89,922
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,622
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Fair	Basic	91,177

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	49,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1900	1	D 100	1,680	Fair	54%	100%	100%	907
1 Fr	1900	800	D 100	35,764	Fair	54%	100%	100%	19,313
2 Barn	1900	2470	E 100	56,409	Poor	46%	100%	100%	25,948
Open Fr Porch	1997	184	E 100	3,268	Avg.	86%	100%	100%	2,810
Enclosed Fr Porch	1997	216	E 100	7,424	Avg.	86%	100%	100%	6,385
1,296 SFLA		37.99 = $/SFLA (4)				Outbuilding Total			55,363

Accpt Land 42,000 **Accepted Bldg** 105,000 **Total** 147,000

Map/Lot: R 5 55B
Account: 1666 Card: 1 of 1 Location: 859 BREMEN RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/25/2016
Sale Price	290,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Baselot (Frct)	43,108.66	34,056	100%		34,056
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.79		70,956.96 Per Acre		Land Total		56,056

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	806 Sqft	Grade B 100	Base	136,528
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry 1/2 Bmt	Basement	-4,011
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,963
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1972	Standard	Standard	Good	Basic	142,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	118,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	576	B 100	40,465	Good	83%	100%	100%	33,586
(U)Basement	1880	576	B 100	12,165	Good	83%	100%	100%	10,097
(U)Attic	1880	576	B 100	6,843	Good	83%	100%	100%	5,680
Shed	1990	96	E 100	720	Good	86%	100%	100%	619
Deck	1992	409	B 100	4,859	Good	87%	100%	100%	4,227
1.5 Att Gar	1992	792	B 100	27,851	Good	87%	100%	100%	24,230
1 Fr	2005	288	B 100	20,232	Good	93%	100%	100%	18,816
1,209 SFLA		97.76 = $/SFLA (4)				Outbuilding Total			97,255

Accpt Land 56,000 **Accepted Bldg** 215,000 **Total** 271,000

Map/Lot: R 9 13
Account: 1668 Card: 1 of 1 Location: 620 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.61	Acres-Road Frontage	3,000.00	1,830	100%		1,830
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.61		25,605.36 Per Acre		Land Total		66,830

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,092 Sqft	Grade B 100	Base	129,131
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1092 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,840
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,148
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	156,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	114,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1978	34	B 100	1,552	Avg.	73%	100%	100%	1,133
Overhang	1978	34	B 100	1,552	Avg.	73%	100%	100%	1,133
Deck	1978	240	B 100	2,851	Avg.	73%	100%	100%	2,081
Att Gar	1978	528	B 100	14,622	Avg.	73%	100%	100%	10,674
Entry	2004	56	B 100	2,587	Avg.	90%	100%	100%	2,328
Deck	2004	28	B 100	333	Avg.	90%	100%	100%	300
1.5 Gar	2004	912	B 100	38,029	Avg.	90%	100%	100%	34,226
Shed	1986	192	E 100	1,440	Avg.	79%	100%	100%	1,138
Shed	1986	128	E 100	960	Poor	63%	100%	100%	605
Canopy	1986	192	E 100	1,268	Poor	63%	100%	100%	799
1,092 SFLA		104.85 = $/SFLA (4)				Outbuilding Total			54,417

Accpt Land 67,000 **Accepted Bldg** 169,000 **Total** 236,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1983
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Baselot (Frct)	62,913.92	18,874	100%		18,874
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.30		112,913.33 Per Acre		Land Total		33,874

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	660 Sqft	Grade C 110	Base	99,881
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Good	Basic	99,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	67,919

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	160	C 110	1,584	Good	88%	100%	100%	1,394
1.5 Barn	1900	572	C 100	13,654	Avg.	62%	100%	100%	8,465
(U)Basement	2006	572	E 100	6,864	Avg.	91%	100%	100%	6,246
990 SFLA		68.61 = $/SFLA (4)					Outbuilding Total		16,105

Accpt Land	34,000	Accepted Bldg	84,000	Total	118,000

Map/Lot: U11 32
Account: 1670 Card: 1 of 1 Location: 93 PINE ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
Total Acres 0.53		69,981.13 Per Acre		Land Total		37,090

Dwelling Description

					Replacement Cost New
Ranch	One Story	902 Sqft	Grade C 110	Base	94,631
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	Standard	Standard	Good	Basic	98,729

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	67,136

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1945	184	C 110	9,276	Good	68%	100%	100%	6,308
Deck	1989	256	C 110	2,534	Good	85%	100%	100%	2,154
Att Gar	1977	1088	C 110	25,109	Good	79%	100%	100%	19,836
902 SFLA		74.43 = $/SFLA (4)				Outbuilding Total			28,298

Accpt Land 37,000 **Accepted Bldg** 95,000 **Total** 132,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/30/2007
Sale Price	93,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	10,765.40	19,378	100%		19,378
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.80		21,876.67 Per Acre		Land Total		39,378

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	592 Sqft	Grade C 100	Base	66,780
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	10,401
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	Standard	Standard	Fair	Basic	77,181

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	41,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	50	C 100	2,661	Fair	54%	100%	100%	1,437
(U)Basement	1860	50	C 100	800	Fair	54%	100%	100%	432
592 SFLA		70.40 = $/SFLA (4)					Outbuilding Total		1,869

Accpt Land	39,000	**Accepted Bldg**	44,000	**Total**	83,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	07/01/1987
Sale Price	7,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.03	Acres-Road Frontage	3,000.00	3,090	100%		3,090
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.03		13,561.06 Per Acre		Land Total		41,090

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	832 Sqft	Grade C 100	Base	82,497
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,240
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,305
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	Standard	Standard	Average	Basic	91,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	74,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1992	64	C 100	2,240	Avg.	82%	100%	100%	1,837
1.5 Gar	1996	720	C 100	22,745	Avg.	85%	100%	100%	19,333
1.5 Barn	2001	480	E 100	8,594	Avg.	88%	100%	100%	7,563
832 SFLA		89.73 = $/SFLA (4)				Outbuilding Total			28,733

Accpt Land 41,000 **Accepted Bldg** 103,000 **Total** 144,000

Map/Lot: R18 44
Account: 1673 Card: 1 of 1 Location: 2056 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/2000
Sale Price	58,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.20	Acres-Road Frontage	3,000.00	600	100%		600
0.21	Acres-Back Land	500.00	105	100%		105
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.41		16,890.04 Per Acre			Land Total	40,705

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	550 Sqft	Grade C 100	Base	82,039
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-2,073
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,229
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	Standard	Standard	Average	Basic	82,135

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	48,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1930	10	C 100	237	Avg.	62%	95%	100%	140
Shed	1930	120	C 100	1,200	Avg.	62%	95%	100%	707
Gar	1930	220	E 100	4,106	Fair	54%	100%	100%	2,217
Shed	1930	400	E 100	3,000	Fair	54%	100%	100%	1,620
Shed	1930	144	E 100	1,080	Fair	54%	100%	100%	583
1.5 Shed	1930	300	C 100	3,810	Avg.	62%	100%	100%	2,362
Shed	1930	120	E 100	900	Fair	54%	100%	100%	486
Deck	2008	80	C 100	720	Avg.	93%	100%	100%	670
2 Gar	2016	560	C 100	22,568	Avg.	97%	80%	100%	17,513
825 SFLA		58.64 = $/SFLA (4)					Outbuilding Total		26,298

Accpt Land 41,000 **Accepted Bldg** 75,000 **Total** 116,000

Map/Lot: R24 32A
Account: 1674 Card: 1 of 1 Location: 527 JACKSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	07/01/1987
Sale Price	7,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.83	Acres-Road Frontage	3,000.00	2,490	100%		2,490
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.83		14,307.42 Per Acre		Land Total		40,490

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	616 Sqft	Grade C 100	Base	98,847
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-367
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
1988	0	Standard	Standard	Average	Basic	98,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	78,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1988	117	E 100	878	Avg.	80%	100%	100%	702
Barn	2010	616	E 100	8,686	Avg.	94%	100%	100%	8,165
1,078 SFLA		73.08 = $/SFLA (4)				Outbuilding Total			8,867

Accpt Land 40,000 **Accepted Bldg** 88,000 **Total** 128,000

Map/Lot: R 7 8
Account: 1675 Card: 1 of 1 Location: 801 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
150	$/LF -Water Frontage	150.00	22,500	100%		22,500
1.50	Acres-Water Acreage	.00		100%		0
2.90	Acres-Road Frontage	3,000.00	8,700	100%		8,700
11.60	Acres-Back Land	500.00	5,800	100%		5,800
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 20.00		9,360.00 Per Acre			Land Total	187,200

Accpt Land 187,000 **Accepted Bldg** 0 **Total** 187,000

Map/Lot: U 4 98
Account: 1676 Card: 1 of 1 Location: 6 MARBLE AVE

Neighborhood 18 Hist Vill .25

Sale Data

Sale Date	05/01/1984
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Baselot (Frct)	167,125	16,712	100%		16,712
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.10		317,120.00 Per Acre		Land Total		31,712

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	782 Sqft	Grade C 110	Base	109,476
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	112,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	69,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	208	C 110	12,177	Avg.	62%	100%	100%	7,550
Enclosed Fr Porch	1880	14	C 110	706	Avg.	62%	100%	100%	438
Enclosed Fr Porch	1880	16	C 110	806	Avg.	62%	100%	100%	500
Gar	1880	264	C 110	7,225	Avg.	62%	100%	100%	4,479
1,173 SFLA		59.50 = $/SFLA (4)					Outbuilding Total		12,967

Accpt Land	32,000	Accepted Bldg	83,000	Total	115,000

Map/Lot: U14 6
Account: 1677 Card: 1 of 1 Location: 966 WINSLOWS MILLS RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1987
Sale Price	34,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 20 70 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Baselot (Frct)	28,487.17	22,790	67%		15,269
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.80		44,086.25 Per Acre		Land Total		35,269

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,442 Sqft	Grade E 75	Base	67,925
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-6,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	2,644
Attic	None			Attic	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	Standard	Standard	Fair	Basic	64,453

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	47,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1989	80	E 100	2,750	Fair	74%	100%	100%	2,035
Deck	1989	167	E 100	1,127	Fair	74%	100%	100%	834
Enclosed Fr Porch	1989	288	E 100	9,899	Fair	74%	100%	100%	7,325
Shed	1992	224	E 100	1,680	Fair	77%	100%	100%	1,294
Open Fr Porch	1992	56	E 100	994	Fair	77%	100%	100%	765
2.5 Barn	1900	1800	E 100	49,491	Fair	54%	100%	100%	26,725
1,442 SFLA		33.08 = $/SFLA (4)					Outbuilding Total		38,978

Accpt Land 35,000 **Accepted Bldg** 87,000 **Total** 122,000

Map/Lot: U 2 13
Account: 1678 Card: 1 of 1 Location: 310 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/03/2018
Sale Price	89,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.17	Acres-Back Land	500.00	85	100%		85
Total Acres 0.42		88,297.62 Per Acre		Land Total		37,085

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	609 Sqft	Grade C 110	Base	95,412
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	0	Standard	Standard	Average	Basic	95,412

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	180	C 110	10,538	Avg.	62%	100%	100%	6,534
Enclosed Fr Porch	1800	64	C 110	3,226	Avg.	62%	100%	100%	2,000
Bay Window	1800	7	C 110	986	Avg.	62%	100%	100%	611
Shed	1800	160	E 100	1,200	Poor	46%	100%	100%	552
1.5 Shed	1800	522	E 100	4,972	Fair	54%	100%	100%	2,685
914 SFLA		64.72 = $/SFLA (4)				Outbuilding Total			12,382

Accpt Land 37,000 **Accepted Bldg** 72,000 **Total** 109,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
3.39	Acres-Road Frontage	3,000.00	10,170	100%		10,170
0.39	Acres-Back Land	500.00	195	100%		195
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.78		13,038.93 Per Acre			Land Total	75,365

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,170 Sqft	Grade B 100	Base	136,879
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-5,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,963
Attic	1/2 Finished			Attic	27,135
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1750	2008	Standard	Standard	Good	Basic	169,986

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	115,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1967	884	C 100	31,665	Avg.	66%	100%	100%	20,899
Tennis Court	1975	5610	C 100	16,830	Avg.	72%	100%	100%	12,118
1.5 Fr	2008	450	B 100	40,143	Avg.	93%	100%	100%	37,333
(U)Basement	2008	450	B 100	9,504	Avg.	93%	100%	100%	8,839
1.75 Fr	2008	400	B 100	40,461	Avg.	93%	100%	100%	37,629
(U)Basement	2008	400	B 100	8,448	Avg.	93%	100%	100%	7,857
Sunspace	2008	180	B 100	12,652	Avg.	93%	100%	100%	11,766
Deck	2008	180	B 100	2,138	Avg.	93%	100%	100%	1,988
Open Fr Porch	2013	28	B 100	875	Avg.	96%	100%	100%	840
Deck	2013	216	B 100	2,566	Avg.	96%	100%	100%	2,463
1,170 SFLA		98.79 = $/SFLA (4)				Outbuilding Total			141,732

Accpt Land 75,000 **Accepted Bldg** 257,000 **Total** 332,000

Map/Lot: R15 81
Account: 1680 Card: 1 of 1 Location: 121 LONEWOLF LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1996
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
38.17	Acres-Back Land	500.00	19,085	100%		19,085
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 40.17		1,719.82 Per Acre		Land Total		69,085

Dwelling Description **Replacement Cost New**

Ranch	One Story	864 Sqft	Grade D 100	Base	70,983
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	733
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl Space	Basement	-3,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1997	0	Standard	Standard	Average	Basic	68,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	58,736

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1997	1008	D 100	17,764	Avg.	86%	100%	100%	15,277
Deck	2006	192	C 100	1,728	Avg.	91%	100%	100%	1,572
Shed	2006	56	E 100	420	Avg.	91%	100%	100%	382
Gar	2013	832	E 100	15,525	Avg.	96%	80%	100%	11,923
Canopy	2014	192	E 100	1,268	Avg.	96%	100%	100%	1,217
864 SFLA		67.98 = $/SFLA (4)				Outbuilding Total			30,371

Accpt Land 69,000 **Accepted Bldg** 89,000 **Total** 158,000

Map/Lot: R11 5B
Account: 1681 Card: 1 of 1 Location: 878 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1998
Sale Price	56,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Baselot (Frct)	15,196.59	16,716	100%		16,716
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.10		33,378.18 Per Acre		Land Total		36,716

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	672 Sqft	Grade D 100	Base	86,416
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,256
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	82,160

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	58,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1985	112	D 100	941	Fair	71%	100%	100%	668
Patio	1985	256	D 100	1,041	Fair	71%	100%	100%	739
1.5 Gar	2002	480	C 100	15,163	Avg.	89%	100%	100%	13,495
1,176 SFLA		49.60 = $/SFLA (4)				Outbuilding Total			14,902

Accpt Land 37,000 **Accepted Bldg** 73,000 **Total** 110,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1986
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.75	Acres-Road Frontage	3,000.00	2,250	100%		2,250
2.26	Acres-Back Land	500.00	1,130	100%		1,130
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.01		8,658.68 Per Acre			Land Total	43,380

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	1,008 Sqft	Grade C 110	Base	164,350
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,304
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	169,722

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	134,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	152	C 110	1,505	Avg.	79%	100%	100%	1,189
1.75 Shed	1988	192	E 100	2,074	Avg.	80%	100%	100%	1,659
Gar	1989	728	C 110	19,924	Avg.	80%	100%	100%	15,939
2 Fr	1991	224	C 110	21,242	Avg.	82%	100%	100%	17,418
Open Fr Porch	1991	96	C 110	2,501	Avg.	82%	100%	100%	2,051
(F) Gar	2008	546	C 110	30,030	Avg.	93%	100%	100%	27,928
Deck	2008	24	C 110	238	Avg.	93%	100%	100%	221
Green House Hoop	2009	165	E 100	453	Fair	91%	100%	100%	412
Green House Hoop	2009	176	E 100	483	Fair	91%	100%	100%	440
Sunspace	2014	120	C 110	7,029	Avg.	96%	100%	100%	6,748
2,016 SFLA		66.51 = $/SFLA (4)				Outbuilding Total			74,005

Accpt Land 43,000 **Accepted Bldg** 208,000 **Total** 251,000

Map/Lot: R 6 8E-44
Account: 1683 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 44

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1980	14X68	C 100	40,732	Poor	30%	100%	100%	12,220
952 SFLA		153.68 = $/SFLA (4)					Outbuilding Total		12,220

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: R17 52A
Account: 1684 Card: 1 of 1 Location: 1751 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/05/2018
Sale Price	58,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Baselot (Frct)	20,458.56	32,734	100%		32,734
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.60		32,958.75 Per Acre		Land Total		52,734

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed		1999	320	E 100	2,400	Avg.	87%	100%	100%	2,088
Gar		1999	720	E 100	13,436	Avg.	87%	100%	100%	11,689
Redman	M/H	2000	16X76	B 100	56,164	Avg.	51%	100%	100%	28,644
Deck		2004	200	C 100	1,800	Avg.	90%	100%	100%	1,620
1 Fr		2007	192	E 100	7,664	Fair	89%	100%	100%	6,821
1,216 SFLA			143.87 = $/SFLA (4)				Outbuilding Total			50,862

Accpt Land 53,000 **Accepted Bldg** 51,000 **Total** 104,000

Neighborhood 3 Rural Dirt 2

Zoning/Use WELLHEAD PROTECTION RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	09/01/1999
Sale Price	6,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.80	Acres-Unimprov. R/W	300.00	9,240	100%		9,240
Total Acres 30.80		300.00 Per Acre		Land Total		9,240

Accpt Land	9,000	**Accepted Bldg**	0	**Total**	9,000

Map/Lot: U 3 24
Account: 1686 Card: 1 of 1 Location: 176 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	01/01/1993
Sale Price	95,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.35	Acres-Road Frontage	3,000.00	1,050	100%		1,050
0.02	Acres-Back Land	500.00	10	100%		10
Total Acres 0.62		61,387.10 Per Acre			Land Total	38,060

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,188 Sqft	Grade C 115	Base	192,642
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,071
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,243
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,118
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Good	Basic	205,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	139,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1860	352	C 100	4,470	Avg.	62%	100%	100%	2,771
1 Fr	1998	320	C 115	19,585	Avg.	86%	100%	100%	16,843
2,376 SFLA		58.69 = $/SFLA (4)					Outbuilding Total		19,614

Accpt Land 38,000 **Accepted Bldg** 159,000 **Total** 197,000

Map/Lot: R14 1
Account: 1687 Card: 1 of 1 Location: 566 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1984
Sale Price	8,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Baselot (Frct)	30,323.01	12,432	100%		12,432
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.41		79,102.44 Per Acre		Land Total		32,432

Dwelling Description **Replacement Cost New**

Ranch	One Story	600 Sqft	Grade E 100	Base	50,960
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,393
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-900
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
1961	0	Standard	Standard	Poor	Basic	46,667

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	46%	50%	100%	10,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1961	80	E 100	600	Poor	46%	50%	100%	138
Deck	1961	80	E 100	540	Poor	46%	50%	100%	124
Shed	2004	288	E 100	2,160	Avg.	90%	100%	100%	1,944
600 SFLA		17.89 = $/SFLA (4)					Outbuilding Total		2,206

Accpt Land 32,000 **Accepted Bldg** 13,000 **Total** 45,000

Map/Lot: R14 7A
Account: 1688 Card: 1 of 1 Location: 601 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1978 SKYLINE 24 X 44
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.09	Acres-Baselot (Frct)	15,294.05	16,671	100%		16,671
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.09		33,643.12 Per Acre			Land Total	36,671

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,056 Sqft	Grade E 75	Base	53,770
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	53,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	34,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	160	E 100	1,080	Fair	84%	100%	100%	907
Gar	2001	576	E 100	10,748	Fair	84%	100%	100%	9,028
1,056 SFLA		33.10 = $/SFLA (4)					Outbuilding Total		9,935

Accpt Land	37,000	Accepted Bldg	45,000	Total	82,000

Map/Lot: R14 7
Account: 1689 Card: 1 of 1 Location: 567 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
73.00	Acres-Back Land	500.00	36,500	100%		36,500
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 80.00		998.75 Per Acre			Land Total	79,900

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	550 Sqft	Grade D 100	Base	68,232
Exterior	Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,742
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Fair	Basic	66,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	35,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	432	D 100	19,312	Fair	54%	100%	100%	10,428
(U)Basement	1880	432	D 100	5,806	Fair	54%	100%	100%	3,135
Shed	1880	96	D 100	806	Fair	54%	100%	100%	435
1.5 Gar	1880	440	E 100	10,425	Fair	54%	100%	100%	5,630
825 SFLA		43.52 = $/SFLA (4)					Outbuilding Total		19,628

Accpt Land 80,000 **Accepted Bldg** 56,000 **Total** 136,000

Map/Lot: R 2 15
Account: 1690 Card: 1 of 1 Location: 1742 BREMEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1997
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
23.10	Acres-Back Land	500.00	11,550	100%		11,550
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
8.00	Acres-Under Water	.00		100%		0
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 34.10		1,658.36 Per Acre		Land Total		56,550

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,176 Sqft	Grade C 100	Base	103,042
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	104,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	82,529

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2012	96	C 100	2,273	Avg.	95%	100%	100%	2,159
Entry	2012	120	C 100	4,200	Avg.	95%	100%	100%	3,990
Open Fr Porch	2012	96	C 100	2,273	Avg.	95%	100%	100%	2,159
Gar	2012	728	C 100	18,113	Avg.	95%	100%	100%	17,207
(F) Gar	2012	728	C 100	36,400	Avg.	95%	100%	100%	34,580
(U)Basement	2012	728	C 100	11,648	Avg.	95%	100%	100%	11,066
Deck	2014	128	C 100	1,152	Avg.	96%	100%	100%	1,106
1,176 SFLA		70.18 = $/SFLA (4)					Outbuilding Total		72,267

Accpt Land 57,000 **Accepted Bldg** 155,000 **Total** 212,000

Map/Lot: R 2 16
Account: 1691 Card: 1 of 1 Location: 1801 BREMEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
8.00	Acres-Back Land	500.00	4,000	100%		4,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		3,700.00 Per Acre			Land Total	74,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	108,261
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
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
1950	0	Standard	Standard	Average	Basic	108,261

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	67,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1950	240	E 100	1,800	Fair	54%	100%	100%	972
Shed	1950	132	E 100	990	Fair	54%	100%	100%	535
1,152 SFLA		58.27 = $/SFLA (4)					Outbuilding Total		1,507

Accpt Land 74,000 **Accepted Bldg** 69,000 **Total** 143,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1996
Sale Price	84,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Baselot (Frct)	20,056.67	14,842	100%		14,842
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.74		47,083.78 Per Acre		Land Total		34,842

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,139 Sqft	Grade C 110	Base	110,819
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1982	0	Standard	Standard	Average	Basic	110,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	84,222

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1982	36	C 110	1,815	Avg.	76%	100%	100%	1,379
Enclosed Fr Porch	1982	96	C 110	4,840	Avg.	76%	100%	100%	3,678
Gar	1982	528	C 110	14,451	Avg.	76%	100%	100%	10,983
Shed	1988	96	C 100	960	Avg.	80%	100%	100%	768
Deck	1992	192	C 100	1,728	Avg.	82%	100%	100%	1,417
1,139 SFLA		73.94 = $/SFLA (4)					Outbuilding Total		18,225

Accpt Land 35,000 **Accepted Bldg** 102,000 **Total** 137,000

Map/Lot: R15 29
Account: 1693 Card: 1 of 1 Location: 76 MOOSE MEADOW LN

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/07/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.60	Acres-Road Frontage	3,000.00	16,800	100%		16,800
8.31	Acres-Back Land	500.00	4,155	100%		4,155
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.91		3,831.24 Per Acre			Land Total	60,955

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	125,164
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	2007	Standard	Standard	Average	Basic	130,334

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	80,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1870	1914	C 110	50,256	Avg.	62%	100%	100%	31,159
Shed	1870	522	C 110	5,742	Avg.	62%	100%	100%	3,560
Shed	1870	567	C 110	6,237	Avg.	62%	100%	100%	3,867
1 Fr	2007	448	C 110	26,227	Avg.	92%	100%	100%	24,129
(U)Basement	2007	448	C 110	7,885	Avg.	92%	100%	100%	7,254
1 Fr	2007	300	C 110	17,563	Avg.	92%	100%	100%	16,158
(U)Basement	2007	300	C 110	5,280	Avg.	92%	100%	100%	4,858
Deck	2007	614	C 110	6,079	Avg.	92%	100%	100%	5,593
1,404 SFLA		57.55 = $/SFLA (4)				Outbuilding Total			96,578

Accpt Land 61,000 **Accepted Bldg** 177,000 **Total** 238,000

Neighborhood 2	Rural Paved 2
Tree Growth	2017
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2000
Sale Price	197,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2017		
Reference 2	FARMLAND 2017		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Crop/Blueberry F&O	450.00	450	100%		450
2.00	Acres-Pasture F&O	350.00	700	100%		700
2.18	Acres-Mixed Wood F&O	408.00	889	100%		889
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.18		5,855.01 Per Acre			Land Total	42,039

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,004 Sqft	Grade C 110	Base	130,022
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Good	Basic	134,120

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	91,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	180	C 110	10,538	Good	68%	100%	100%	7,166
Shed	1830	252	E 100	1,890	Avg.	62%	100%	100%	1,172
1.5 Barn	1830	1568	C 110	41,171	Good	68%	100%	100%	27,996
Shed	1830	686	C 110	7,546	Good	68%	100%	100%	5,131
Shed	1830	252	E 100	1,890	Avg.	62%	100%	100%	1,172
Shed	2003	135	E 100	1,012	Avg.	89%	100%	100%	901
Green House Hoop	2010	1200	E 100	3,294	Avg.	94%	100%	100%	3,096
1,506 SFLA		60.56 = $/SFLA (4)				Outbuilding Total			46,634

Accpt Land	42,000	**Accepted Bldg**	138,000	**Total**	180,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
16.14	Acres-Back Land	500.00	8,070	100%		8,070
17.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 35.14		1,311.04 Per Acre		Land Total		46,070

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,000 Sqft	Grade C 100	Base	93,034
Exterior	Wood 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	0
Fin. Basement Area	500 Sqft, Grade E	Basement Gar	None	Fin Bsmt	7,500
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,490
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	Standard	Standard	Average	Basic	102,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	73,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1976	1	C 100	2,000	Avg.	72%	100%	100%	1,440
Overhang	1976	17	C 100	588	Avg.	72%	100%	100%	423
Overhang	1976	17	C 100	588	Avg.	72%	100%	100%	423
Gar	1984	264	E 100	4,926	Avg.	77%	100%	100%	3,793
1 Fr	1984	440	E 100	17,563	Avg.	77%	100%	100%	13,524
Deck	2016	320	C 100	2,880	Avg.	97%	100%	100%	2,794
Cover-It	2016	240	C 100	480	Avg.	97%	100%	100%	466
1,000 SFLA		73.46 = $/SFLA (4)				Outbuilding Total			22,863

Accpt Land 46,000 **Accepted Bldg** 96,000 **Total** 142,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/06/2016
Sale Price	159,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	12,230.86	18,346	100%		18,346
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		25,564.00 Per Acre		Land Total		38,346

Dwelling Description **Replacement Cost New**

Bi Level	One Story	920 Sqft	Grade C 110	Base	95,861
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	230 Sqft, Grade E	Basement Gar	None	Fin Bsmt	3,450
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Average	Basic	102,413

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	76,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1981	17	C 110	647	Avg.	75%	100%	100%	485
Overhang	1981	17	C 110	647	Avg.	75%	100%	100%	485
Deck	1981	64	C 110	634	Avg.	75%	100%	100%	476
Open Fr Porch	1981	304	C 110	7,919	Avg.	75%	100%	100%	5,939
Gar	1988	320	C 110	8,758	Avg.	80%	100%	100%	7,006
Gar	1993	480	C 110	13,137	Avg.	83%	100%	100%	10,904
920 SFLA		83.49 = $/SFLA (4)				Outbuilding Total			25,295

Accpt Land 38,000 **Accepted Bldg** 102,000 **Total** 140,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/27/2007
Sale Price	93,125
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.43	Acres-Road Frontage	3,000.00	4,290	100%		4,290
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.93		21,393.78 Per Acre		Land Total		41,290

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	775 Sqft	Grade C 110	Base	108,868
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	115,034

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,321

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1850	91	C 110	2,370	Avg.	62%	100%	100%	1,469
Gar	1850	1440	C 110	39,410	Avg.	62%	100%	100%	24,434
Shed	1850	396	E 100	2,970	Poor	46%	100%	100%	1,366
1,162 SFLA		61.38 = $/SFLA (4)				Outbuilding Total			27,269

Accpt Land	Accepted Bldg	Total
41,000	99,000	140,000

Map/Lot: U 4 121
Account: 1698 Card: 1 of 1 Location: 921 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/05/2010
Sale Price	145,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.20	Acres-Road Frontage	3,000.00	600	100%		600
Total Acres 0.45		83,555.56 Per Acre		Land Total		37,600

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,120 Sqft	Grade C 100	Base	200,997
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate	Roof	9,834
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	3,338
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	5,600
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Fair	Basic	222,092

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	119,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 M	1800	500	C 100	49,140	Fair	54%	100%	100%	26,536
Open Fr Porch	1800	12	C 100	284	Fair	54%	100%	100%	153
Open Fr Porch	1800	36	C 100	852	Fair	54%	100%	100%	460
Open Fr Porch	1800	25	C 100	592	Fair	54%	100%	100%	320
Deck	1800	125	C 100	1,125	Fair	54%	100%	100%	608
2 Shed	1800	480	C 100	7,776	Fair	54%	100%	100%	4,199
Gar	1800	768	C 100	19,108	Fair	54%	100%	100%	10,318
2,240 SFLA		53.54 = $/SFLA (4)					Outbuilding Total		42,594

Accpt Land 38,000 **Accepted Bldg** 163,000 **Total** 201,000

Map/Lot: R10 52
Account: 1700 Card: 1 of 1 Location: 3500 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	52,263.40	31,358	50%		15,679
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		59,465.00 Per Acre		Land Total		35,679

Dwelling Description **Replacement Cost New**

Colonial	Two Story	420 Sqft	Grade D 100	Base	76,577
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,197
Heating	100% Hot Water CI	Cooling	0% None	Heat	1,051
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-790
Attic	None			Attic	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	Standard	Standard	Fair	Basic	78,035

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	42,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	476	D 100	21,280	Fair	54%	100%	100%	11,491
(U)Basement	1900	476	D 100	6,397	Fair	54%	100%	100%	3,454
Deck	1900	189	D 100	1,429	Fair	54%	100%	100%	772
Shed	1900	420	E 100	3,150	Fair	54%	100%	100%	1,701
840 SFLA		50.17 = $/SFLA (4)					Outbuilding Total		17,418

Accpt Land 36,000 **Accepted Bldg** 60,000 **Total** 96,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/30/2013
Sale Price	144,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.00	Acres-Back Land	500.00	500	100%		500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		14,333.33 Per Acre		Land Total		43,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	798 Sqft	Grade C 100	Base	100,785
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,784
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Standard	Standard	Average	Basic	105,389

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	65,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1910	140	C 100	7,451	Avg.	62%	100%	100%	4,620
Shed	1910	184	C 100	1,840	Avg.	62%	100%	100%	1,141
Shed	1910	48	E 100	360	Fair	54%	100%	100%	194
1.5 Gar	1989	672	E 100	15,921	Avg.	80%	100%	100%	12,737
Shed	1989	112	E 100	840	Avg.	80%	100%	100%	672
Shed	2005	280	E 100	2,100	Avg.	91%	100%	100%	1,911
Deck	2017	128	C 100	1,152	Avg.	97%	100%	100%	1,117
1,197 SFLA		54.59 = $/SFLA (4)				Outbuilding Total			22,392

Accpt Land 43,000 **Accepted Bldg** 88,000 **Total** 131,000

Map/Lot: R21 42
Account: 1702 Card: 1 of 1 Location: 1672 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/06/2005
Sale Price	10,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	19 70 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Baselot (Frct)	20,646.20	14,659	100%		14,659
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.71		48,815.49 Per Acre		Land Total		34,659

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	638 Sqft	Grade C 110	Base	96,985
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Good	Basic	102,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	69,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1880	380	C 110	28,248	Good	68%	100%	100%	19,209
1.5 Shed	1880	240	C 110	3,353	Good	68%	100%	100%	2,280
2.5 Barn	1880	1040	E 100	28,594	Avg.	62%	100%	100%	17,728
1 Fr	1976	140	C 110	8,196	Avg.	72%	100%	100%	5,901
Open Fr Porch	1990	240	C 110	6,252	Avg.	81%	100%	100%	5,064
Deck	1990	240	C 110	2,376	Avg.	81%	100%	100%	1,925
Swimming Pool	1997	648	C 100	22,317	Avg.	86%	60%	100%	11,516
Patio	1997	808	C 100	3,911	Avg.	86%	60%	100%	2,018
957 SFLA		72.56 = $/SFLA (4)				Outbuilding Total			65,641

Accpt Land 35,000 **Accepted Bldg** 135,000 **Total** 170,000

Map/Lot: R 1 29
Account: 1703 Card: 1 of 1 Location: 88 BROAD COVE RD W

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	06/09/2017
Sale Price	26,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Baselot (Frct)	273,402	120,297	30%	Unimproved	36,089
Total Acres 0.44		82,020.45 Per Acre			Land Total	36,089

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2017	48	C 100	432	Avg.	97%	100%	100%	419
Stairs	2017	72	C 100	864	Avg.	97%	100%	100%	838
								Outbuilding Total	1,257

Accpt Land 36,000 **Accepted Bldg** 1,000 **Total** 37,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND LR
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/01/1992
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
56.79	Acres-Back Land	500.00	28,395	100%		28,395
Total Acres 58.79		1,248.43 Per Acre		Land Total		73,395

Accpt Land	73,000	**Accepted Bldg**	0	**Total**	73,000

Map/Lot: R13 47B
Account: 1705 Card: 1 of 1 Location: 905 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/14/2011
Sale Price	53,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
4.15	Acres-Back Land	500.00	2,075	100%		2,075
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.15		6,304.20 Per Acre			Land Total	45,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Imperial M/H	1990	14X72	A 100	53,856	Avg.	51%	100%	100%	27,467
1.75 Gar	1993	576	E 100	15,474	Avg.	83%	100%	100%	12,843
Canopy	1995	240	E 100	1,584	Avg.	84%	100%	100%	1,331
Deck	1995	80	E 100	540	Avg.	84%	100%	100%	454
1,008 SFLA		96.14 = $/SFLA (4)					Outbuilding Total		42,095

Accpt Land 45,000 **Accepted Bldg** 42,000 **Total** 87,000

Map/Lot: U 9 10B
Account: 1706 Card: 1 of 1 Location: 1416 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND LC
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	01/01/1986
Sale Price	18,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Baselot (Frct)	191,338	61,228	70%		42,860
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.32		212,062.50 Per Acre		Land Total		67,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1900	779	C 100	43,180	Avg.	62%	100%	100%	26,772
Basement 8	1900	617	C 100	15,221	Avg.	62%	100%	100%	9,437
(U)Attic	1900	440	C 100	3,960	Avg.	62%	100%	100%	2,455
Open Fr Porch	1900	88	C 100	2,084	Avg.	62%	100%	100%	1,292
Shed	1900	64	C 100	640	Avg.	62%	100%	100%	397
							Outbuilding Total		40,353

Accpt Land 68,000 **Accepted Bldg** 40,000 **Total** 108,000

Map/Lot: R22 43B
Account: 1707 Card: 1 of 1 Location: JEFFERSON TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Back Land	500.00	2,500	100%		2,500
Total Acres 5.00		500.00 Per Acre			Land Total	2,500

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: R22 43A
Account: 1708 Card: 1 of 1 Location: JEFFERSON TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.00	Acres-Back Land	500.00	10,500	100%		10,500
Total Acres 21.00		500.00 Per Acre		Land Total		10,500

Accpt Land 11,000 **Accepted Bldg** 0 **Total** 11,000

Map/Lot: R14 2
Account: 1709 Card: 1 of 1 Location: 602 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/30/2011
Sale Price	144,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.77	Acres-Road Frontage	3,000.00	8,310	100%		8,310
19.46	Acres-Back Land	500.00	9,730	100%		9,730
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 24.23		2,395.38 Per Acre			Land Total	58,040

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	864 Sqft	Grade D 100	Base	69,581
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	733
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-247
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,752
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	Standard	Standard	Average	Basic	82,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	60,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1978	1	D 100	1,680	Avg.	73%	100%	100%	1,226
Entry	1978	36	D 100	1,058	Avg.	73%	100%	100%	772
Open Fr Porch	1978	192	D 100	3,819	Avg.	73%	100%	100%	2,788
Shed	1999	320	C 100	3,200	Avg.	87%	100%	100%	2,784
Open Fr Porch	1999	60	C 100	1,421	Avg.	87%	100%	100%	1,236
Shed	2006	168	C 100	1,680	Avg.	91%	100%	100%	1,529
Deck	2008	120	C 100	1,080	Avg.	93%	100%	100%	1,004
864 SFLA		69.97 = $/SFLA (4)					Outbuilding Total		11,339

Accpt Land 58,000 **Accepted Bldg** 72,000 **Total** 130,000

Map/Lot: R 7 43
Account: 1710 Card: 1 of 1 Location: 1373 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/23/2010
Sale Price	265,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	70%		105,000
1.97	Acres-Road Frontage	3,000.00	5,910	100%		5,910
3.43	Acres-Back Land	500.00	1,715	100%		1,715
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 7.40		18,597.97 Per Acre		Land Total		137,625

Dwelling Description **Replacement Cost New**

Colonial	Two Story	480 Sqft	Grade C 100	Base	96,297
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	None	Basement	-3,619
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1986	Standard	Standard	Average	Basic	101,103

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	88,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	570	C 100	30,335	Avg.	88%	100%	100%	26,695
Open Fr Porch	1880	180	C 100	4,262	Avg.	88%	100%	100%	3,751
Deck	1880	231	C 100	2,079	Avg.	88%	100%	100%	1,830
1 Fr	1880	436	C 100	23,204	Avg.	88%	100%	100%	20,420
Shed	1880	481	C 100	4,810	Avg.	88%	100%	100%	4,233
Shed	1880	108	E 100	810	Avg.	62%	100%	100%	502
Stairs	2014	112	C 100	1,344	Avg.	96%	100%	100%	1,290
Gar	2015	576	C 100	14,331	Avg.	97%	100%	100%	13,901
Carport	2015	240	C 100	2,340	Avg.	97%	100%	100%	2,270
960 SFLA		92.68 = $/SFLA (4)				Outbuilding Total			74,892

Accpt Land 138,000 **Accepted Bldg** 164,000 **Total** 302,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1990
Sale Price	73,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Baselot (Frct)	11,690.61	18,705	100%		18,705
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.60		24,190.63 Per Acre		Land Total		38,705

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	800 Sqft	Grade C 100	Base	101,952
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	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	1987	Standard	Standard	Good	Basic	101,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	69,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1900	9	C 100	1,152	Good	68%	100%	100%	783
Open Fr Porch	1900	100	C 100	2,368	Good	68%	100%	100%	1,610
Bay Window	1900	8	C 100	1,024	Good	68%	100%	100%	696
Hearth	1900	2	C 100	4,000	Good	68%	100%	100%	2,720
Shed	1900	48	E 100	360	Fair	54%	100%	100%	194
Shed	1900	64	E 100	480	Fair	54%	100%	100%	259
Shed	1900	144	E 100	1,080	Fair	54%	100%	100%	583
Deck	2006	240	C 100	2,160	Avg.	91%	100%	100%	1,966
Shed	2006	96	E 100	720	Avg.	91%	100%	100%	655
1.5 Gar	2006	672	C 100	21,228	Avg.	91%	100%	100%	19,317
1,200 SFLA		57.77 = $/SFLA (4)					Outbuilding Total		28,783

Accpt Land 39,000 **Accepted Bldg** 98,000 **Total** 137,000

Map/Lot: R17 16
Account: 1712 Card: 1 of 1 Location: 1895 WAGNER BRIDGE RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1989
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
5.05	Acres-Road Frontage	3,000.00	15,150	100%		15,150
2.55	Acres-Back Land	500.00	1,275	100%		1,275
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.60		7,440.10 Per Acre		Land Total		71,425

Dwelling Description **Replacement Cost New**

Ranch	One Story	360 Sqft	Grade SC75	Base	29,752
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,527
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-405
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,013
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	Standard	Standard	Average	Basic	28,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	81%	80%	100%	18,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1990	288	C 100	15,327	Avg.	81%	100%	100%	12,415
1.5 Gar	1998	780	E 100	18,480	Avg.	86%	100%	100%	15,893
Shed	2008	192	E 100	1,440	Avg.	93%	100%	100%	1,339
360 SFLA		51.90 = $/SFLA (4)					Outbuilding Total		29,647

Accpt Land 71,000 **Accepted Bldg** 48,000 **Total** 119,000

Map/Lot: R13 47A
Account: 1713 Card: 1 of 1 Location: 1087 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.52	Acres-Road Frontage	3,000.00	22,560	100%		22,560
3.48	Acres-Back Land	500.00	1,740	100%		1,740
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.52	Acres-Under Water	.00		100%		0
Total Acres 15.52		4,143.04 Per Acre		Land Total		64,300

Dwelling Description

				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade C 100	Base	92,281
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	998
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-336
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
1985	0	Standard	Standard	Average	Basic	92,943

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	72,496

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1985	120	C 100	1,080	Avg.	78%	100%	100%	842
Shed	1985	80	C 100	800	Avg.	78%	100%	100%	624
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
988 SFLA		73.38 = $/SFLA (4)					Outbuilding Total		1,804

Accpt Land 64,000 **Accepted Bldg** 74,000 **Total** 138,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	NoneNone
Street	Paved

Sale Data

Sale Date	03/30/2018
Sale Price	63,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.01	Acres-Road Frontage	3,000.00	21,030	100%		21,030
38.15	Acres-Back Land	500.00	19,075	100%		19,075
16.00	Acres-Under Water	.00		100%		0
Total Acres 63.16		951.63 Per Acre		Land Total		60,105

Accpt Land	60,000	**Accepted Bldg**	0	**Total**	60,000

Map/Lot: U 4 122
Account: 1715 Card: 1 of 1 Location: 911 MAIN ST

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1984
Sale Price	18,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Baselot (Frct)	94,868.33	37,947	100%		37,947
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.40		169,867.50 Per Acre		Land Total		67,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1985	2844	A 100	427,739	Good	82%	100%	100%	350,746
Office 8	1985	2133	A 100	320,804	Good	82%	100%	100%	263,059
Office 8	1985	711	A 100	106,935	Good	82%	100%	100%	87,687
Bay Window	1985	8	A 100	2,161	Good	83%	100%	100%	1,794
Open Fr Porch	1985	192	A 100	9,594	Good	83%	100%	100%	7,963
Open Shed	1985	60	A 100	1,013	Good	83%	100%	100%	841
Atrium 24	1985	220	A 100	88,955	Good	82%	100%	100%	72,943
Open Fr Porch	1985	20	A 100	1,000	Good	83%	100%	100%	830
Shed	1985	267	A 100	5,634	Good	83%	100%	100%	4,676
								Outbuilding Total	790,539

Accpt Land 68,000 **Accepted Bldg** 791,000 **Total** 859,000

Map/Lot: R 7 54
Account: 1716 Card: 1 of 1 Location: 1759 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1959
Sale Price	16,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
650	$/LF -Water Frontage	150.00	97,500	100%		97,500
6.50	Acres-Water Acreage	.00		100%		0
4.40	Acres-Road Frontage	3,000.00	13,200	100%		13,200
6.10	Acres-Back Land	500.00	3,050	100%		3,050
1.60	# -Lot Imp Well/Sep	20,000.00	32,000	100%		32,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 19.00		16,092.11 Per Acre		Land Total		305,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,295 Sqft	Grade A 100	Base	298,314
Exterior	Wood 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	0
Fin. Basement Area	1100 Sqft, Grade A	Basement Gar	None	Fin Bsmt	46,420
Heating	100% Radiant	Cooling	0% None	Heat	8,523
Rooms	6				
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	19,834
Attic	None			Attic	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	Standard	Standard	Good	Basic	373,091

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	313,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1987	630	A 100	70,746	Good	84%	100%	100%	59,427
Deck	1987	656	A 100	12,457	Good	84%	100%	100%	10,464
Open Fr Porch	1987	156	A 100	7,794	Good	84%	100%	100%	6,547
Deck	1988	600	A 100	11,394	Good	84%	100%	100%	9,571
Swimming Pool	1988	600	A 100	43,601	Good	84%	60%	100%	21,975
Sunspace	1987	250	A 100	28,088	Good	84%	100%	100%	23,594
Open Fr Porch	1987	530	A 100	26,480	Good	84%	100%	100%	22,243
Gar	1987	672	A 100	35,277	Good	84%	100%	100%	29,633
(F) Gar	1987	672	A 100	70,896	Good	84%	100%	100%	59,553
1 Fr	1994	256	A 100	28,747	Good	88%	100%	100%	25,297
1,942 SFLA		161.38 = $/SFLA (4)					Outbuilding Total		268,304

Accpt Land 306,000 **Accepted Bldg** 582,000 **Total** 888,000

Map/Lot: R 9 21
Account: 1717 Card: 1 of 1 Location: 762 BACK COVE RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		
	170		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	03/06/2009
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Baselot (Frct)	55,545.60	30,550	50%		15,275
Total Acres 0.55		27,772.73 Per Acre		Land Total		15,275

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Map/Lot: R19 6- 7
Account: 1718 Card: 1 of 1 Location: 1315 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1977
Sale Price	3,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.99	Acres-Back Land	500.00	495	100%		495
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.99		13,543.48 Per Acre		Land Total		40,495

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	352 Sqft	Grade E 100	Base	63,191
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-1,991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-180
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	Standard	Standard	Average	Basic	65,224

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	47,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1978	30	E 100	788	Avg.	73%	100%	100%	575
Entry	1978	32	E 100	840	Avg.	73%	100%	100%	613
Shed	1978	64	E 100	480	Fair	65%	100%	100%	312
704 SFLA		67.63 = $/SFLA (4)				Outbuilding Total			1,500

Accpt Land 40,000 **Accepted Bldg** 49,000 **Total** 89,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/06/2014
Sale Price	39,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	6 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Baselot (Frct)	39,972.90	35,176	45%		15,829
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.88		40,714.77 Per Acre		Land Total		35,829

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	888 Sqft	Grade C 110	Base	118,670
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	118,670

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	73,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1950	1	C 100	2,000	Avg.	62%	100%	100%	1,240
Deck	2006	208	C 100	1,872	Avg.	91%	100%	100%	1,704
Entry	2006	42	C 100	1,470	Avg.	91%	100%	100%	1,338
Shed	2006	192	E 100	1,440	Avg.	91%	100%	100%	1,310
Open Fr Porch	2015	114	C 100	2,700	Avg.	97%	100%	100%	2,619
1,332 SFLA		55.24 = $/SFLA (4)				Outbuilding Total			8,211

Accpt Land	36,000	**Accepted Bldg**	82,000	**Total**	118,000

Map/Lot: R13 9- 2
Account: 1720 Card: 1 of 1 Location: 9 MEDOMAK VALLEY CT

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Baselot (Frct)	67,085.55	28,176	20%		5,635
Total Acres 0.42		13,416.67 Per Acre			Land Total	5,635

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Map/Lot: R 6 8E-46
Account: 1721 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 46

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1988	14X72	A 100	53,856	Poor	30%	100%	100%	16,157
1,008 SFLA		89.02 = $/SFLA (4)					Outbuilding Total		16,157

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Map/Lot: R 9 41- 1
Account: 1722 Card: 1 of 1 Location: 1121 BACK COVE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	2 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	08/21/2018
Sale Price	266,400
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.17	Acres-Road Frontage	3,000.00	510	100%		510
1.30	Acres-Back Land	500.00	650	100%		650
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 3.47		21,948.13 Per Acre			Land Total	76,160

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,232 Sqft	Grade C 100	Base	107,585
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-419
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Standard	Standard	Average	Basic	113,711

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	80,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1974	24	C 100	568	Avg.	71%	100%	100%	403
Overhang	1974	20	C 100	692	Avg.	71%	200%	100%	982
Enclosed Fr Porch	1974	112	C 100	5,133	Avg.	71%	100%	100%	3,644
Entry	1974	25	C 100	875	Avg.	71%	100%	100%	621
Deck	1974	100	C 100	900	Avg.	71%	100%	100%	639
Entry	1974	54	C 100	1,890	Avg.	71%	100%	100%	1,342
1.75 Fr	1974	480	C 100	36,782	Avg.	71%	100%	100%	26,115
Shed	1974	84	C 100	840	Avg.	71%	100%	100%	596
Gar	1994	768	E 100	14,331	Avg.	84%	100%	100%	12,038
Deck	2013	362	C 100	3,258	Avg.	96%	100%	100%	3,128
1,232 SFLA		65.53 = $/SFLA (4)					Outbuilding Total		49,508

Accpt Land 76,000 **Accepted Bldg** 130,000 **Total** 206,000

Map/Lot: R12 3- 1
Account: 1723 Card: 1 of 1 Location: 900 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
Total Acres 2.25		9,222.22 Per Acre		Land Total		20,750

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: R 3 21
Account: 1724 Card: 1 of 1 Location: 293 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/21/2015
Sale Price	189,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
16.00	Acres-Back Land	500.00	8,000	100%		8,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 23.00		2,486.96 Per Acre			Land Total	57,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,178 Sqft	Grade C 110	Base	145,268
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	2003	Standard	Standard	Good	Basic	150,438

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	147,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	2003	748	C 110	19,640	Avg.	89%	100%	100%	17,480
Open Shed	2016	120	E 100	720	Fair	96%	100%	100%	691
Enclosed Fr Porch	2017	120	C 110	6,050	Avg.	97%	100%	100%	5,868
1 Fr	2017	150	C 110	8,781	Avg.	97%	100%	100%	8,518
Shed	2017	49	E 100	368	Avg.	97%	100%	100%	357
Shed	2017	120	E 100	900	Avg.	97%	100%	100%	873
1,767 SFLA		83.43 = $/SFLA (4)					Outbuilding Total		33,787

Accpt Land 57,000 **Accepted Bldg** 181,000 **Total** 238,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	02/07/2003
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	80%		16,000
5.79	Acres-Road Frontage	3,000.00	17,370	50%		8,685
Total Acres 7.79		3,168.81 Per Acre			Land Total	24,685

Accpt Land	25,000	**Accepted Bldg**	0	**Total**	25,000

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Septic System
Street	Right-Of-Way

Sale Data

Sale Date	08/01/2000
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	461,828	230,914	60%	Access	138,548
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.50		297,096.00 Per Acre			Land Total	148,548

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	824 Sqft	Grade C 110	Base	128,114
Exterior	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 Space	Basement	-4,269
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,172
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Compost	Average	Basic	120,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	84%	90%	100%	91,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1994	72	C 110	1,876	Avg.	84%	100%	100%	1,576
(F)Attic	1994	72	C 110	1,980	Avg.	84%	100%	100%	1,663
Shed	1994	20	C 110	220	Avg.	84%	100%	100%	185
Deck	1994	60	C 110	594	Avg.	84%	100%	100%	499
Deck	2001	42	C 110	416	Avg.	84%	100%	100%	349
1,442 SFLA		63.27 = $/SFLA (4)					Outbuilding Total		4,272

Accpt Land	149,000	**Accepted Bldg**	96,000	**Total**	245,000

Map/Lot: R 4 30
Account: 1727 Card: 1 of 1 Location: 105 PERRY GREENE HILL RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	08/01/1982
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
3.82	Acres-Back Land	500.00	1,910	100%		1,910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.82		7,243.99 Per Acre		Land Total		42,160

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	95,580
Exterior	Wood 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	0
Fin. Basement Area	720 Sqft, Grade E	Basement Gar	None	Fin Bsmt	10,800
Heating	100% Electric	Cooling	0% None	Heat	-367
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
1982	0	Standard	Standard	Average	Basic	106,013

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	80,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1982	72	C 100	3,300	Avg.	76%	100%	100%	2,508
Deck	1982	44	C 100	396	Avg.	76%	100%	100%	301
Shed	1996	120	E 100	900	Avg.	85%	100%	100%	765
Deck	2003	192	C 100	1,728	Avg.	89%	100%	100%	1,538
1,080 SFLA		74.60 = $/SFLA (4)				Outbuilding Total			5,112

Accpt Land 42,000 **Accepted Bldg** 86,000 **Total** 128,000

Map/Lot: R23 19
Account: 1728 Card: 1 of 1 Location: 103 PETROVITZ LN

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2 1962 DETROITER 10 X 50
Tran/Land/Bldg 4 3 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
43.60	Acres-Back Land	500.00	21,800	100%		21,800
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 55.60		1,399.28 Per Acre		Land Total		77,800

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Derose	M/H	1990	14X72	C 100	43,128	Poor	30%	100%	100%	12,938
Deck		1990	96	C 100	864	Avg.	81%	100%	100%	700
1,008 SFLA			92.77 = $/SFLA (4)					Outbuilding Total		13,638

Accpt Land 78,000 **Accepted Bldg** 14,000 **Total** 92,000

Map/Lot: R22 45
Account: 1729 Card: 1 of 1 Location: 859 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/20/2014
Sale Price	49,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.98	Acres-Road Frontage	3,000.00	11,940	100%		11,940
2.16	Acres-Back Land	500.00	1,080	100%		1,080
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.14		6,513.51 Per Acre			Land Total	53,020

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	900 Sqft	Grade C 100	Base	109,918
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-4,239
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1977	Standard	Standard	Poor	Basic	112,949

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	46%	50%	100%	25,978

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	714	C 100	37,999	Poor	46%	50%	100%	8,740
(U)Attic	1850	714	C 100	6,426	Poor	46%	50%	100%	1,478
Enclosed Fr Porch	1850	120	C 100	5,500	Poor	46%	50%	100%	1,265
Shed	1850	170	C 100	1,700	Poor	46%	50%	100%	391
1.5 Barn	1960	630	E 100	11,278	Poor	46%	50%	100%	2,594
Open Shed	1850	480	E 100	2,880	Poor	46%	50%	100%	662
Barn	1850	630	E 100	8,883	Poor	46%	50%	100%	2,043
Camper Trailer	1990	8X28	C 100	12,488	Fair	40%	100%	100%	4,995
1,574 SFLA		16.50 = $/SFLA (4)					Outbuilding Total		22,168

Accpt Land 53,000 **Accepted Bldg** 48,000 **Total** 101,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1988
Sale Price	17,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.82	Acres-Baselot (Frct)	18,694.29	34,024	100%		34,024
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.82		29,683.52 Per Acre		Land Total		54,024

Dwelling Description **Replacement Cost New**

Ranch	One Story	624 Sqft	Grade E 100	Base	52,088
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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
1999	0	Standard	Standard	Average	Basic	48,559

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	70%	100%	29,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1999	80	E 100	600	Avg.	87%	100%	100%	522
624 SFLA		47.39 = $/SFLA (4)					Outbuilding Total		522

Accpt Land 54,000 **Accepted Bldg** 30,000 **Total** 84,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	04/01/1988
Sale Price	2,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Baselot (Frct)	20,248.60	14.781	100%		14,781
Total Acres 0.73		20,247.95 Per Acre		Land Total		14,781

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/31/2017
Sale Price	179,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.08	Acres-Baselot (Frct)	15,393.04	16,624	100%		16,624
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.08		33,911.11 Per Acre		Land Total		36,624

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,456 Sqft	Grade C 110	Base	132,471
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,618
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,386
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	139,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	121,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1999	80	C 110	3,080	Avg.	87%	100%	100%	2,680
Gar	1999	576	C 110	15,764	Avg.	87%	100%	100%	13,715
Deck	2000	310	C 110	3,069	Avg.	87%	100%	100%	2,670
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,456 SFLA		83.40 = $/SFLA (4)				Outbuilding Total			19,403

Accpt Land	37,000	**Accepted Bldg**	141,000	**Total**	178,000

Map/Lot: R16 8
Account: 1733 Card: 1 of 1 Location: 479 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1999
Sale Price	58,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.17	Acres-Road Frontage	3,000.00	3,510	100%		3,510
1.90	Acres-Back Land	500.00	950	100%		950
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.07		11,727.81 Per Acre		Land Total		59,460

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	672 Sqft	Grade D 100	Base	98,085
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-384
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	790
Attic	None			Attic	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	Standard	Standard	Average	Basic	98,491

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	68,944

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1973	360	D 100	16,094	Avg.	70%	100%	100%	11,266
Deck	1973	144	D 100	1,089	Avg.	70%	100%	100%	762
Deck	1973	347	D 100	2,623	Avg.	70%	100%	100%	1,836
Entry	1973	28	D 100	823	Avg.	70%	100%	100%	576
Shed	1973	270	E 100	2,025	Fair	61%	100%	100%	1,235
1,344 SFLA		51.30 = $/SFLA (4)				Outbuilding Total			15,675

Accpt Land 59,000 **Accepted Bldg** 85,000 **Total** 144,000

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Above Street		
Utilities	Drilled Well		
Street	Paved		

Sale Data

Sale Date	08/01/2002
Sale Price	27,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 10		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.76	Acres-Road Frontage	3,000.00	2,280	100%		2,280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 2.76		12,601.45 Per Acre		Land Total		34,780

Dwelling Description **Replacement Cost New**

Ranch	One Story	432 Sqft	Grade SC75	Base	32,293
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-486
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	Floor & Stairs			Attic	1,215
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	None	None	Average	Basic	29,604

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	23,387

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1987	112	C 100	5,133	Avg.	79%	100%	100%	4,055
Deck	2005	100	C 100	900	Avg.	91%	100%	100%	819
432 SFLA		54.14 = $/SFLA (4)				Outbuilding Total			4,874

Accpt Land	35,000	**Accepted Bldg**	28,000	**Total**	63,000

Map/Lot: R20 28A
Account: 1735 Card: 1 of 1 Location: 371 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2001
Sale Price	107,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.52	Acres-Road Frontage	3,000.00	4,560	100%		4,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.52		12,659.09 Per Acre		Land Total		44,560

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	690 Sqft	Grade C 100	Base	105,531
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,203
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-411
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	101,797

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	74,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	105	C 100	945	Avg.	73%	100%	100%	690
Entry	1978	36	C 100	1,260	Avg.	73%	100%	100%	920
Open Fr Porch	1978	45	C 100	1,066	Avg.	73%	100%	100%	778
1.5 Gar	1978	396	C 100	12,510	Avg.	73%	100%	100%	9,132
Shed	1978	128	C 100	1,280	Avg.	73%	100%	100%	934
1,208 SFLA		61.52 = $/SFLA (4)					Outbuilding Total		12,454

Accpt Land 45,000 **Accepted Bldg** 87,000 **Total** 132,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1977
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
11.00	Acres-Back Land	500.00	5,500	100%		5,500
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		4,423.08 Per Acre			Land Total	57,500

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,131 Sqft	Grade C 110	Base	110,273
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-7,029
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-423
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	6,221
FirePlaces	3			Fireplace	5,693
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	1977	Standard	Standard	Average	Basic	114,735

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,136

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1810	831	C 110	48,649	Avg.	62%	100%	100%	30,162
Enclosed Fr Porch	1810	64	C 110	3,226	Avg.	62%	100%	100%	2,000
Shed	1810	192	E 100	1,440	Fair	54%	100%	100%	778
Cabin	1995	192	E 100	5,428	Avg.	84%	100%	100%	4,560
Open Fr Porch	1995	64	E 100	1,137	Avg.	84%	100%	100%	955
Shed	2007	216	E 100	1,620	Avg.	92%	100%	100%	1,490
Cabin	2010	440	E 100	12,441	Avg.	94%	100%	100%	11,695
Open Shed	2011	288	E 100	1,728	Avg.	94%	100%	100%	1,624
1,131 SFLA		62.90 = $/SFLA (4)					Outbuilding Total		53,264

Accpt Land 58,000 **Accepted Bldg** 124,000 **Total** 182,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1977
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Dwelling Description **Replacement Cost New**

Ranch	One Story	720 Sqft	Grade C 110	Base	82,200
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-3,730
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% None	Heat	-269
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
1978	0	Standard	Standard	Average	Basic	78,201

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	57,087

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1978	24	C 110	924	Avg.	73%	100%	100%	675
720 SFLA		79.29 = $/SFLA (4)					Outbuilding Total		675

Accpt Land 0 **Accepted Bldg** 58,000 **Total** 58,000

	Calculated			Correlated	
Card	**Land**	**Building**	**Calc. Total**	**Land**	**Building**	**Total**
1	58,000	124,000	182,000	58,000	124,000	182,000
2	0	58,000	58,000	0	58,000	58,000
TOTAL	58,000	182,000	240,000	58,000	182,000	240,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LR
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1975
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.85	Acres-Road Frontage	3,000.00	2,550	100%		2,550
35.90	Acres-Back Land	500.00	17,950	100%		17,950
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 43.00		1,351.16 Per Acre			Land Total	58,100

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	122,981
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,011
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,192
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1789	2008	Standard	Standard	Average	Basic	117,658

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	94,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1789	320	C 100	17,030	Avg.	80%	100%	100%	13,624
(U)Attic	1789	320	C 100	2,880	Avg.	80%	100%	100%	2,304
Deck	1789	120	C 100	1,080	Avg.	80%	100%	100%	864
1 Fr	2008	192	C 100	10,218	Avg.	93%	100%	100%	9,503
Shed	2011	320	C 100	3,200	Avg.	94%	100%	100%	3,008
Shed	2017	192	C 100	1,920	Avg.	97%	100%	100%	1,862
Deck	2017	38	C 100	342	Avg.	97%	100%	100%	332
Enclosed Fr Porch	2017	156	C 100	7,149	Avg.	97%	100%	100%	6,935
Solar Panel	2012	12	C 100	2,400	Avg.	95%	100%	100%	2,280
1,596 SFLA		58.98 = $/SFLA (4)				Outbuilding Total			40,712

Accpt Land 58,000 **Accepted Bldg** 135,000 **Total** 193,000

Map/Lot: U 2 18A
Account: 1738 Card: 1 of 2 Location: 374 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	08/01/1996
Sale Price	52,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 B C MAHAN
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.15	Acres-Road Frontage	3,000.00	450	100%		450
Total Acres 0.65		76,076.92 Per Acre			Land Total	49,450

Dwelling Description **Replacement Cost New**

Doublewide	One Story	744 Sqft	Grade E 100	Base	57,163
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Block	Basement	None	Basement	-4,207
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
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
1973	0	Standard	Standard	Average	Basic	52,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	37,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1973	96	E 100	3,832	Avg.	70%	100%	100%	2,682
Enclosed Fr Porch	1973	96	E 100	3,300	Avg.	70%	100%	100%	2,310
Deck	1973	160	E 100	1,080	Avg.	70%	100%	100%	756
744 SFLA		49.82 = $/SFLA (4)					Outbuilding Total		5,748

Accpt Land 49,000 **Accepted Bldg** 43,000 **Total** 92,000

Map/Lot: U 2 18A
Account: 1738 Card: 2 of 2 Location: 28 BLUEBERRY LN

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public SewerDrilled Well
Street	Right-Of-Way

Sale Data

Sale Date	08/01/1996
Sale Price	52,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	B C MAHAN
Tran/Land/Bldg	2 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 4

Dwelling Description

Ranch	One Story	960 Sqft	Grade E 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	67,222
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Supier	Supier	Average	Basic	63,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	54,961

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1998	96	E 100	648	Avg.	86%	100%	100%	557
960 SFLA		57.25 = $/SFLA (4)					Outbuilding Total		557

Accpt Land	0	**Accepted Bldg**	56,000	**Total**	56,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	49,000	43,000	92,000	49,000	43,000	92,000
2	0	56,000	56,000	0	56,000	56,000
TOTAL	49,000	99,000	148,000	49,000	99,000	148,000

Map/Lot: R 1 74A
Account: 1739 Card: 1 of 3 Location: 1322 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/10/2016
Sale Price	399,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
135	$/LF -Water Frontage	150.00	20,250	100%		20,250
1.35	Acres-Water Acreage	.00		100%		0
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
2.01	Acres-Back Land	500.00	1,005	100%		1,005
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 6.36		31,329.40 Per Acre		Land Total		199,255

Dwelling Description **Replacement Cost New**

Ranch	One Story	800 Sqft	Grade C 100	Base	80,490
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-6,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,600
Rooms	3				
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	2016	Standard	Standard	Average	Basic	72,858

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	65,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1987	176	C 100	1,760	Avg.	79%	100%	100%	1,390
Deck	2016	352	C 100	3,168	Avg.	97%	100%	100%	3,073
800 SFLA		81.97 = $/SFLA (4)				Outbuilding Total			4,463

Accpt Land 199,000 **Accepted Bldg** 70,000 **Total** 269,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/10/2016
Sale Price	399,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 99 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	# -Per Unit	12,000.00	24,000	100%		24,000
Total Acres 0.00				Land Total		24,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	704 Sqft	Grade C 100	Base	74,469
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,308
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-1,408
Rooms	3				
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	2016	Standard	Standard	Average	Basic	67,753

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	60,978

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2016	176	C 100	1,584	Avg.	97%	100%	100%	1,536
Deck	2016	20	C 100	180	Avg.	97%	100%	100%	175
704 SFLA		86.62 = $/SFLA (4)				Outbuilding Total			1,711

Accpt Land 24,000 **Accepted Bldg** 63,000 **Total** 87,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/10/2016
Sale Price	399,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 99 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Dwelling Description — **Replacement Cost New**

Ranch	One & 1/2 Story	384 Sqft	Grade C 100	Base	68,816
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,895
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% 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
1987	0	Standard	Standard	Average	Basic	64,769

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	51,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1987	320	C 100	17,030	Avg.	79%	100%	100%	13,454
Open Fr Porch	1987	64	C 100	1,516	Avg.	79%	100%	100%	1,198
576 SFLA		88.83 = $/SFLA (4)				Outbuilding Total			14,652

Accpt Land 0 **Accepted Bldg** 66,000 **Total** 66,000

Map/Lot: R 1 74A
Account: 1739 Location: 1322 DUTCH NECK RD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	199,000	70,000	269,000	199,000	70,000	269,000
2	24,000	63,000	87,000	24,000	63,000	87,000
3	0	66,000	66,000	0	66,000	66,000
TOTAL	223,000	199,000	422,000	223,000	199,000	422,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	02/01/1986
Sale Price	14,700
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.30	Acres-Landlocked/Rear	200.00	2,460	100%		2,460
Total Acres 12.30		200.00 Per Acre		Land Total		2,460

Accpt Land	2,000	**Accepted Bldg**	0	**Total**	2,000

Map/Lot: R16 48
Account: 1741 Card: 1 of 1 Location: 117 PIERPONT LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Septic System
Street	Right-Of-Way

Sale Data

Sale Date	09/11/2013
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 14
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%	Access	9,000
26.48	Acres-Back Land	500.00	13,240	100%		13,240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 28.48		1,342.70 Per Acre			Land Total	38,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2005	240	E 100	6,786	Avg.	91%	100%	100%	6,175
Shed	2009	160	E 100	1,200	Avg.	93%	100%	100%	1,116
							Outbuilding Total		7,291

Accpt Land 38,000 **Accepted Bldg** 7,000 **Total** 45,000

Map/Lot: R 2 55
Account: 1742 Card: 1 of 1 Location: 342 DUTCH NECK RD

Neighborhood 16	River Tidal 2
Tree Growth	1982
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2002
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1	TREE GROWTH 1982		
Reference 2	TREE GROWTH 1982		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
1.00	Acres-Softwood TG	337.00	337	100%		337
4.00	Acres-Mixed Wood TG	408.00	1,632	100%		1,632
9.66	Acres-Hardwood TG	263.00	2,541	100%		2,541
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 17.66		9,321.06 Per Acre		Land Total		164,610

Dwelling Description / **Replacement Cost New**

Cape Cod	One Story	576 Sqft	Grade E 100	Base	49,831
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-147
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,185
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	Standard	Standard	Average	Basic	61,612

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	46,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1980	168	E 100	5,774	Avg.	75%	100%	100%	4,330
Shed	1980	72	E 100	540	Avg.	75%	100%	100%	405
Shed	1990	96	E 100	720	Avg.	81%	100%	100%	583
576 SFLA		80.22 = $/SFLA (4)				Outbuilding Total			5,318

Accpt Land 165,000 **Accepted Bldg** 52,000 **Total** 217,000

Map/Lot: R14 40
Account: 1744 Card: 1 of 1 Location: 498 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
7.30	Acres-Back Land	500.00	3,650	100%		3,650
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.30		3,816.06 Per Acre			Land Total	73,650

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,008 Sqft	Grade C 100	Base	92,610
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,502
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Full Finished			Attic	35,431
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Standard	Standard	Average	Basic	132,363

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1820	1	C 100	2,000	Avg.	62%	100%	100%	1,240
Shed	1820	180	E 100	1,350	Avg.	62%	100%	100%	837
Gar	1989	816	C 100	20,302	Avg.	80%	100%	100%	16,242
1 Fr	1992	544	C 100	28,952	Avg.	82%	100%	100%	23,741
(U)Basement	1992	544	C 100	8,704	Avg.	82%	100%	100%	7,137
Enclosed Fr Porch	1992	180	C 100	8,249	Avg.	82%	100%	100%	6,764
Deck	1992	60	C 100	540	Avg.	82%	100%	100%	443
Deck	2000	135	C 100	1,215	Avg.	87%	100%	100%	1,057
Patio	2000	195	C 100	944	Avg.	87%	100%	100%	821
1,008 SFLA		81.41 = $/SFLA (4)					Outbuilding Total		58,282

Accpt Land 74,000 **Accepted Bldg** 140,000 **Total** 214,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	09/01/1996
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.05	Acres-Back Land	500.00	25	100%		25
Total Acres 0.55		76,409.09 Per Acre		Land Total		42,025

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	744 Sqft	Grade C 100	Base	97,492
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,663
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	100,075

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	217	C 100	9,945	Avg.	62%	100%	100%	6,166
Bay Window	1850	16	C 100	2,048	Avg.	62%	100%	100%	1,270
2 Fr	1997	640	C 100	55,174	Avg.	86%	100%	100%	47,450
Shed	2001	168	E 100	1,260	Avg.	88%	100%	100%	1,109
2 Gar	2004	672	E 100	20,312	Avg.	90%	100%	100%	18,281
1,116 SFLA		55.60 = $/SFLA (4)				Outbuilding Total			74,276

Accpt Land 42,000 **Accepted Bldg** 136,000 **Total** 178,000

Map/Lot: R24 5
Account: 1746 Card: 1 of 2 Location: 1515 OLD AUGUSTA RD

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/30/2014
Sale Price	550,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 13 70 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
771	$/LF -Water Frontage	100.00	77,100	100%		77,100
7.71	Acres-Water Acreage	.00		100%		0
2.13	Acres-Road Frontage	3,000.00	6,390	100%		6,390
15.58	Acres-Back Land	500.00	7,790	100%		7,790
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 27.42		6,611.23 Per Acre			Land Total	181,280

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,632 Sqft	Grade B 100	Base	257,919
Exterior	Wood 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	0
Fin. Basement Area	1144 Sqft, Grade B	Basement Gar	None	Fin Bsmt	30,202
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,177
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	8,686
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	306,901

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	267,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	2000	2	B 100	5,280	Avg.	87%	100%	100%	4,594
Bay Window	2000	6	B 100	1,014	Avg.	87%	200%	100%	1,764
Open Fr Porch	2000	132	B 100	4,126	Avg.	87%	100%	100%	3,590
Deck	2000	160	B 100	1,901	Avg.	87%	100%	100%	1,654
Open Fr Porch	2000	290	B 100	9,064	Avg.	87%	100%	100%	7,886
Att Gar	2000	832	B 100	23,041	Avg.	87%	100%	100%	20,046
1.5 Barn	2001	1080	B 100	34,030	Avg.	88%	100%	100%	29,946
Barn	2001	432	B 100	10,721	Avg.	88%	100%	100%	9,434
Open Shed	2001	432	B 100	4,562	Avg.	88%	100%	100%	4,015
Barn	2001	420	B 100	10,423	Avg.	88%	100%	100%	9,172
2,632 SFLA		101.45 = $/SFLA (4)					Outbuilding Total		92,101

Accpt Land 181,000 **Accepted Bldg** 359,000 **Total** 540,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LC RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	13 70 0
Land Schedule	8

Sale Data

Sale Date	12/30/2014
Sale Price	550,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2003	1152	B 100	37,834	Avg.	89%	100%	100%	33,672
2,632 SFLA		101.45 = $/SFLA (4)				Outbuilding Total			33,672

Accpt Land	0	**Accepted Bldg**	34,000	**Total**	34,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	181,000	359,000	540,000	181,000	359,000	540,000
2	0	34,000	34,000	0	34,000	34,000
TOTAL	181,000	393,000	574,000	181,000	393,000	574,000

Map/Lot: R12 7B
Account: 1747 Card: 1 of 1 Location: 996 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/14/2016
Sale Price	29,754
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Baselot (Frct)	11,690.61	18,705	100%		18,705
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.60		24,190.63 Per Acre		Land Total		38,705

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,344 Sqft	Grade D 100	Base	95,318
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Posts	Basement	None	Basement	-8,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	86,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	68,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	216	C 100	1,944	Avg.	80%	100%	100%	1,555
Entry	1988	50	C 100	1,750	Avg.	80%	100%	100%	1,400
Shed	1980	144	E 100	1,080	Poor	57%	100%	100%	616
Open Shed	1980	96	E 100	576	Poor	57%	100%	100%	328
Open Shed	1980	77	E 100	462	Poor	57%	100%	100%	263
Open Shed	1980	96	E 100	576	Poor	57%	100%	100%	328
Shed	1980	144	E 100	1,080	Poor	57%	100%	100%	616
1 Fr	1996	320	E 100	12,772	Avg.	85%	100%	100%	10,856
1,344 SFLA		51.02 = $/SFLA (4)				Outbuilding Total			15,962

Accpt Land 39,000 **Accepted Bldg** 85,000 **Total** 124,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1963
Sale Price	9,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.00		5,240.00 Per Acre			Land Total	52,400

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,276 Sqft	Grade C 100	Base	109,251
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,811
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	6,380
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Standard	Standard	Average	Basic	110,820

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	68,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1810	168	C 100	1,512	Avg.	62%	100%	100%	937
Gar	1984	672	C 100	16,719	Avg.	77%	100%	100%	12,874
1,276 SFLA		53.85 = $/SFLA (4)					Outbuilding Total		13,811

Accpt Land 52,000 **Accepted Bldg** 83,000 **Total** 135,000

Map/Lot: R20 26
Account: 1749 Card: 1 of 2 Location: 432 CHAPEL RD

Neighborhood	3 Rural Dirt 2
Tree Growth	2009
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1985
Sale Price	132,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	FARMLAND 2009 (SPEAR)		
Reference 2	FARMLAND 2009 (SPEAR)		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
11.10	Acres-Back Land	500.00	5,550	100%		5,550
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 15.10		4,023.18 Per Acre			Land Total	60,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,156 Sqft	Grade C 100	Base	130,309
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	133,129

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	90,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1820	80	C 100	3,666	Good	68%	100%	100%	2,493
1 Fr	1820	91	C 100	4,843	Good	68%	100%	100%	3,293
(U)Basement	1820	91	C 100	1,456	Good	68%	100%	100%	990
Bay Window	1820	14	C 100	1,792	Good	68%	100%	100%	1,219
Shed	1820	114	C 100	1,140	Good	68%	100%	100%	775
1.5 Shed	1820	416	C 100	5,283	Good	68%	100%	100%	3,592
Deck	1820	202	C 100	1,818	Good	68%	100%	100%	1,236
Enclosed Fr Porch	2003	144	E 100	4,950	Avg.	89%	100%	100%	4,406
Shed	2003	120	C 100	1,200	Avg.	89%	100%	100%	1,068
1,734 SFLA		52.21 = $/SFLA (4)					Outbuilding Total		19,072

Accpt Land	61,000	**Accepted Bldg**	110,000	**Total**	171,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1985
Sale Price	132,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	FARMLAND 2009 (SPEAR)		
Reference 2	fARMLAND 2009 (SPEAR)		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
37.00	Acres-Pasture F&O	350.00	12,950	100%		12,950
35.00	Acres-Mixed Wood F&O	408.00	14,280	100%		14,280
Total Acres 72.00		378.19 Per Acre			Land Total	27,230

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1995	2300	C 100	57,224	Avg.	84%	100%	100%	48,068
(F) Gar	1995	2300	C 100	115,000	Avg.	84%	100%	100%	96,600
(F)Attic	1995	1725	C 100	43,125	Avg.	84%	100%	100%	36,225
(U)Basement	1995	2300	C 100	36,800	Avg.	84%	100%	100%	30,912
Deck	2003	108	C 100	972	Avg.	89%	100%	100%	865
Open Shed	2003	96	C 100	768	Avg.	89%	100%	100%	684
Shed	2009	864	E 100	6,480	Poor	88%	50%	100%	2,851
1,734 SFLA		52.21 = $/SFLA (4)					Outbuilding Total		216,205

Accpt Land	27,000	**Accepted Bldg**	216,000	**Total**	243,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	61,000	110,000	171,000	61,000	110,000	171,000
2	27,000	216,000	243,000	27,000	216,000	243,000
TOTAL	88,000	326,000	414,000	88,000	326,000	414,000

Map/Lot: R13 9D
Account: 1750 Card: 1 of 1 Location: 3580 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	11/01/1988
Sale Price	61,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Baselot (Frct)	89,103.12	24,949	100%		24,949
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.28		124,817.86 Per Acre		Land Total		34,949

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1900	980	E 100	40,741	Fair	54%	100%	100%	22,000
(U)Attic	1900	560	E 100	3,780	Fair	54%	100%	100%	2,041
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
Box Trailer	2000	1	C 100	500	Avg.	87%	100%	100%	435
						Outbuilding Total			24,825

Accpt Land 35,000 **Accepted Bldg** 25,000 **Total** 60,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/2001
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
7.50	Acres-Road Frontage	3,000.00	22,500	100%		22,500
59.50	Acres-Back Land	500.00	29,750	100%		29,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 69.00		1,373.19 Per Acre			Land Total	94,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	841 Sqft	Grade D 100	Base	87,508
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1830	0	Standard	Standard	Average	Basic	87,508

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	54,255

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1830	60	D 100	1,194	Avg.	62%	100%	100%	740
1 Fr	1830	288	D 100	12,875	Avg.	62%	100%	100%	7,982
(U)Basement	1830	288	D 100	3,871	Avg.	62%	100%	100%	2,400
1 Fr	1830	192	D 100	8,583	Avg.	62%	100%	100%	5,321
1.5 Shed	1830	540	D 100	5,761	Avg.	62%	100%	100%	3,572
Green House Hoop	1830	120	D 100	369	Avg.	62%	100%	100%	229
Shed	1830	252	D 100	2,117	Avg.	62%	100%	100%	1,313
1.5 Shed	1830	192	D 100	2,048	Avg.	62%	100%	100%	1,270
Swimming Pool	1975	595	C 100	20,492	Avg.	72%	60%	100%	8,852
Patio	1975	647	C 100	3,131	Avg.	72%	60%	100%	1,352
1,262 SFLA		42.99 = $/SFLA (4)					Outbuilding Total		33,031

Accpt Land 95,000 **Accepted Bldg** 87,000 **Total** 182,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2001
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	1830	190	E 100	1,140	Fair	54%	100%	100%	616
1.5 Barn	1830	988	E 100	17,688	Poor	46%	50%	100%	4,068
1.5 Barn	1830	1386	E 100	24,813	Poor	46%	50%	100%	5,707
Boat House Plastic	1830	774	E 100	1,294	Avg.	62%	100%	100%	802
Shed	1830	624	E 100	4,680	Poor	46%	50%	100%	1,076
1,262 SFLA		42.99 = $/SFLA (4)				Outbuilding Total			12,269

Accpt Land	0	**Accepted Bldg**	12,000	**Total**	12,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	95,000	87,000	182,000	95,000	87,000	182,000
2	0	12,000	12,000	0	12,000	12,000
TOTAL	95,000	99,000	194,000	95,000	99,000	194,000

Map/Lot: U10 10-22
Account: 1752 Card: 1 of 1 Location: 22 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1987	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
924 SFLA			310.34 = $/SFLA (4)					Outbuilding Total		19,747

Accpt Land 0 **Accepted Bldg** 20,000 **Total** 20,000

Map/Lot: R10 14
Account: 1753 Card: 1 of 1 Location: 28 PITCHER RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2002
Sale Price	119,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.00		5,780.00 Per Acre		Land Total		57,800

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	2,349 Sqft	Grade C 100	Base	175,877
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	11,745
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	1999	Standard	Standard	Average	Basic	191,867

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	69%	75%	100%	99,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1971	1	C 100	2,000	Avg.	69%	100%	100%	1,380
Deck	2003	290	C 100	2,610	Avg.	89%	100%	100%	2,323
2,349 SFLA		42.27 = $/SFLA (4)					Outbuilding Total		3,703

Accpt Land 58,000 **Accepted Bldg** 103,000 **Total** 161,000

Map/Lot: R16 11
Account: 1754 Card: 1 of 1 Location: 543 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1985
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Baselot (Frct)	29,815.80	12,523	100%		12,523
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.42		77,435.71 Per Acre		Land Total		32,523

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,647 Sqft	Grade E 75	Base	74,412
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,985
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,095
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	71,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	64,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2008	40	C 100	360	Avg.	93%	100%	100%	335
Deck	2008	312	C 100	2,808	Avg.	93%	100%	100%	2,611
1,647 SFLA		39.29 = $/SFLA (4)					Outbuilding Total		2,946

Accpt Land 33,000 **Accepted Bldg** 68,000 **Total** 101,000

Map/Lot: U 2 20A-19
Account: 1755 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 19

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/18/2017
Sale Price	15,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Zimmer	M/H	1984	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
924 SFLA			86.06 = $/SFLA (4)					Outbuilding Total		14,810

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way
13

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Sale Data

Sale Date	09/07/2006
Sale Price	1,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.47	Acres-Back Land	500.00	5.735	100%		5.735
Total Acres 11.47		500.00 Per Acre		Land Total		5,735

Accpt Land	6,000	**Accepted Bldg**	0	**Total**	6,000

Map/Lot: R 3 27
Account: 1757 Card: 1 of 1 Location: 200 RALPH WINK RD

Neighborhood	2 Rural Paved 2
Tree Growth	2003
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	05/01/1998
Sale Price	32,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	TREE GROWTH 2003		
Reference 2	TREE GROWTH 2003		
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Acres-Mixed Wood TG	408.00	13,872	100%		13,872
27.00	Acres-Hardwood TG	263.00	7,101	100%		7,101
1.50	Acres-Wasteland/Bog	100.00	150	100%		150
Total Acres 62.50		337.97 Per Acre			Land Total	21,123

Accpt Land	21,000	**Accepted Bldg**	0	**Total**	21,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1983
Sale Price	16,400
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.57	Acres-Back Land	500.00	2,285	100%		2,285
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
0.50	Acres-Under Water	.00		100%		0
Total Acres 7.07		5,415.13 Per Acre		Land Total		38,285

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,920 Sqft	Grade E 75	Base	84,789
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-8,143
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	76,646

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	55,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	80	E 100	540	Avg.	79%	100%	100%	427
Enclosed Fr Porch	1998	288	E 100	9,899	Avg.	86%	100%	100%	8,513
Shed	1998	80	E 100	600	Avg.	86%	100%	100%	516
Canopy	1998	60	E 100	396	Avg.	86%	100%	100%	341
1,920 SFLA		28.74 = $/SFLA (4)				Outbuilding Total			9,797

Accpt Land 38,000 **Accepted Bldg** 65,000 **Total** 103,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2000
Sale Price	137,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Baselot (Frct)	53,619.82	64,344	100%		64,344
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.20		70,286.67 Per Acre		Land Total		84,344

Dwelling Description

Cape Cod	One & 1/2 Story	414 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	71,206
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	418
					0
					0
Foundation	Posts	Basement	None	Basement	-3,122
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Good	Basic	71,322

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	48,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1925	192	C 100	10,218	Good	68%	100%	100%	6,948
1 Fr	1978	276	C 100	14,689	Avg.	73%	100%	100%	10,723
(U)Basement	1978	240	C 100	3,840	Avg.	73%	100%	100%	2,803
1 Fr	1978	80	C 100	4,258	Avg.	73%	100%	100%	3,108
Deck	1978	416	C 100	3,744	Avg.	73%	100%	100%	2,733
Deck	1978	180	C 100	1,620	Avg.	73%	100%	100%	1,183
Shed	1925	260	E 100	1,950	Fair	54%	100%	100%	1,053
Shed	1925	192	E 100	1,440	Fair	54%	100%	100%	778
Gar	2007	1500	C 100	37,320	Avg.	92%	100%	100%	34,334
(F) Gar	2007	1125	C 100	56,250	Avg.	92%	100%	100%	51,750
621 SFLA		78.10 = $/SFLA (4)				Outbuilding Total			115,413

Accpt Land 84,000 **Accepted Bldg** 164,000 **Total** 248,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellDug Well
Street	Paved

Sale Data

Sale Date	06/27/2016
Sale Price	152,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
0.35	Acres-Road Frontage	3,000.00	1,050	100%		1,050
0.75	Acres-Back Land	500.00	375	100%		375
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 3.10		15,782.26 Per Acre		Land Total		48,925

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,140 Sqft	Grade C 100	Base	129,035
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 3/4 Bmt	Basement	-2,143
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,548
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
1850	2010	Standard	Standard	Average	Basic	129,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	95%	100%	98,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	119	C 100	6,333	Avg.	80%	100%	100%	5,066
(U)Basement	1850	119	C 100	1,904	Avg.	80%	100%	100%	1,523
Open Fr Porch	1850	240	C 100	5,683	Avg.	80%	100%	100%	4,546
1.5 Shed	1850	480	C 100	6,096	Avg.	80%	100%	100%	4,877
Open Fr Porch	2009	160	C 100	3,789	Avg.	93%	100%	100%	3,524
1,710 SFLA		57.53 = $/SFLA (4)					Outbuilding Total		19,536

Accpt Land 49,000 **Accepted Bldg** 118,000 **Total** 167,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170
	171
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	19 70 0 Land Schedule 5

Sale Data

Sale Date	08/01/1999
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Baselot (Frct)	45,559.35	33,258	50%		16,629
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 0.73		52,916.44 Per Acre		Land Total		38,629

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hallmark	M/H	1979	12X60	C 100	33,120	Poor	30%	100%	100%	9,936
720 SFLA			124.24 = $/SFLA (4)				Outbuilding Total			9,936

Accpt Land	39,000	**Accepted Bldg**	10,000	**Total**	49,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1960 UNKNOWN 10 X 35 4-1-83
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
0.65	Acres-Road Frontage	3,000.00	1,950	100%		1,950
16.35	Acres-Back Land	500.00	8,175	100%		8,175
36.00	Acres-Landlocked/Rear	200.00	7,200	100%		7,200
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 59.00		1,003.81 Per Acre		Land Total		59,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10Mobile Home	1989	10X30	D 100	12,000	Avg.	51%	100%	100%	6,120
Shed	1993	60	E 100	450	Avg.	83%	100%	100%	374
Cabin	2010	384	C 100	14,477	Avg.	94%	40%	100%	5,443
300 SFLA		318.58 = $/SFLA (4)				Outbuilding Total			11,937

Accpt Land 59,000 **Accepted Bldg** 12,000 **Total** 71,000

Map/Lot: R16 2B
Account: 1763 Card: 1 of 1 Location: LANDLOCKED

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.31	Acres-Landlocked/Rear	200.00	462	100%		462
Total Acres 2.31		200.00 Per Acre			Land Total	462

Accpt Land 500 **Accepted Bldg** 0 **Total** 500

Map/Lot: R16 50
Account: 1764 Card: 1 of 1 Location: 250 PIERPONT LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND SP
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
71.52	Acres-Landlocked/Rear	200.00	14.304	100%		14.304
Total Acres 71.52		200.00 Per Acre		Land Total		14,304

Accpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

Map/Lot: U 2 16A
Account: 1765 Card: 1 of 1 Location: 348 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/16/2016
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.64	Acres-Back Land	500.00	320	100%		320
Total Acres 1.14		32,736.84 Per Acre		Land Total		37,320

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	875 Sqft	Grade C 100	Base	107,926
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,955
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	0	Standard	Standard	Poor	Basic	111,761

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	95%	100%	48,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1800	380	C 100	4,826	Poor	46%	95%	100%	2,109
Shed	1800	352	C 100	3,520	Poor	46%	95%	100%	1,538
Deck	2001	60	C 100	540	Avg.	88%	100%	100%	475
1,312 SFLA		37.23 = $/SFLA (4)				Outbuilding Total			4,122

Accpt Land 37,000 **Accepted Bldg** 53,000 **Total** 90,000

Map/Lot: R13 52
Account: 1766 Card: 1 of 1 Location: 949 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2009
Sale Price	112,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.02	Acres-Baselot (Frct)	16,021.42	16,342	100%		16,342
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.02		35,629.41 Per Acre			Land Total	36,342

Dwelling Description

				Replacement Cost New	
Ranch	One Story	902 Sqft	Grade C 100	Base	86,887
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1963	0	Standard	Standard	Average	Basic	86,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	100%	55,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1963	147	C 100	5,145	Avg.	64%	100%	100%	3,293
902 SFLA		61.65 = $/SFLA (4)				Outbuilding Total			3,293

Accpt Land	36,000	Accepted Bldg	59,000	Total	95,000

Map/Lot: U 4 39A
Account: 1767 Card: 1 of 1 Location: 169 JEFFERSON ST

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	03/19/2013
Sale Price	70,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.73	Acres-Back Land	500.00	865	100%		865
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.98		23,164.14 Per Acre		Land Total		45,865

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(U)Basement	1966	744	C 100	11,904	Avg.	66%	100%	100%	7,857
Shed	2016	744	C 100	7,440	Avg.	97%	100%	100%	7,217
Gar	2016	676	C 100	16,819	Avg.	97%	100%	100%	16,314
							Outbuilding Total		31,388

Accpt Land 46,000 **Accepted Bldg** 31,000 **Total** 77,000

Map/Lot: R16 45B
Account: 1769 Card: 1 of 1 Location: 35 PIERPONT LN

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1989 BURLINGTON 14 X 70
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Back Land	500.00	150	100%		150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		17,456.52 Per Acre		Land Total		40,150

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1989	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
MH Slab		1988	924	C 100	3,132	Avg.	80%	100%	100%	2,506
Shed		1994	192	E 100	1,440	Avg.	84%	100%	100%	1,210
Deck		1995	168	C 100	1,512	Avg.	84%	100%	100%	1,270
924 SFLA			87.43 = $/SFLA (4)				Outbuilding Total			30,164

Accpt Land 40,000 **Accepted Bldg** 30,000 **Total** 70,000

Neighborhood 2	Rural Paved 2
Tree Growth	2002
Zoning/Use	RURAL SHORELAND RP
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 2002 (HOCH)		
Reference 2	FARMLAND 2002 (HOCH)		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
0.87	Acres-Crop/Blueberry F&O	450.00	392	100%		392
10.00	Acres-Pasture F&O	350.00	3,500	100%		3,500
14.00	Acres-Mixed Wood F&O	408.00	5,712	100%		5,712
40.00	Acres-Hardwood F&O	263.00	10,520	100%		10,520
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 69.87		881.98 Per Acre			Land Total	61,624

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	89,630
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,430
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	Standard	Average	Basic	94,785

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	64,454

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1979	352	C 100	18,733	Avg.	74%	100%	100%	13,862
(U)Basement	1979	352	C 100	5,632	Avg.	74%	100%	100%	4,168
Gar	1900	480	E 100	8,956	Poor	46%	100%	100%	4,120
Gar	1900	672	E 100	12,539	Fair	54%	100%	100%	6,771
Shed	1900	200	E 100	1,500	Fair	54%	100%	100%	810
Shed	1900	256	E 100	1,920	Fair	54%	100%	100%	1,037
Shed	1900	240	E 100	1,800	Fair	54%	100%	100%	972
960 SFLA		67.14 = $/SFLA (4)				Outbuilding Total			31,740

Accpt Land	62,000	Accepted Bldg	96,000	Total	158,000

Map/Lot: R16 45A
Account: 1771 Card: 1 of 1 Location: 330 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
1.00	Acres-Back Land	500.00	500	100%		500
30.00	Acres-Landlocked/Rear	200.00	6,000	100%		6,000
Total Acres 36.00		986.11 Per Acre			Land Total	35,500

Accpt Land 36,000 **Accepted Bldg** 0 **Total** 36,000

Map/Lot: R16 65- 1
Account: 1772 Card: 1 of 1 Location: 1464 WINSLOWS MILLS RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP
Topography Level
Utilities None
Street None

Sale Data

Sale Date 09/03/2002
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.19	Acres-Back Land	500.00	595	100%		595
5.00	Acres-Under Water	.00		100%		0
Total Acres 6.19		96.12 Per Acre		Land Total		595

Accpt Land 600 **Accepted Bldg** 0 **Total** 600

Map/Lot: R 2 14
Account: 1773 Card: 1 of 1 Location: 1498 BREMEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/31/2007
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
38.40	Acres-Back Land	500.00	19,200	100%		19,200
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Under Water	.00		100%		0
Total Acres 54.40		1,645.22 Per Acre		Land Total		89,500

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	912 Sqft	Grade C 100	Base	87,515
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,975
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	16,024
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Average	Basic	105,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	65,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1992	120	C 100	1,080	Avg.	82%	100%	100%	886
1.5 Barn	1870	1147	C 100	27,379	Avg.	62%	100%	100%	16,975
(U)Basement	1870	1147	C 100	18,352	Avg.	62%	100%	100%	11,378
(U)Basement	2008	648	C 100	10,368	Avg.	93%	100%	100%	9,642
912 SFLA		71.73 = $/SFLA (4)				Outbuilding Total			38,881

Accpt Land 90,000 **Accepted Bldg** 104,000 **Total** 194,000

Map/Lot: R10 57
Account: 1774 Card: 1 of 1 Location: 3682 FRIENDSHIP RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND SP RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.00	Acres-Landlocked/Rear	200.00	6,000	100%		6,000
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
Total Acres 40.00		175.00 Per Acre		Land Total		7,000

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Map/Lot: R10 17
Account: 1775 Card: 1 of 1 Location: 2986 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/16/2018
Sale Price	182,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.20	Acres-Road Frontage	3,000.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.20		19,590.91 Per Acre		Land Total		43,100

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,170 Sqft	Grade B 100	Base	173,480
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-788
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1978	Standard	Standard	Good	Basic	164,769

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	138,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1790	840	B 100	26,467	Good	84%	100%	100%	22,232
Deck	1790	70	B 100	832	Good	84%	100%	100%	699
Open Shed	1790	216	B 100	2,281	Good	84%	100%	100%	1,916
1,755 SFLA		78.86 = $/SFLA (4)				Outbuilding Total			24,847

Accpt Land 43,000 **Accepted Bldg** 163,000 **Total** 206,000

Map/Lot: R22 28
Account: 1776 Card: 1 of 1 Location: 198 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/04/2011
Sale Price	235,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 26 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.67	Acres-Road Frontage	3,000.00	8,010	100%		8,010
45.89	Acres-Back Land	500.00	22,945	100%		22,945
3.10	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 53.66		1,322.31 Per Acre			Land Total	70,955

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,160 Sqft	Grade C 100	Base	130,628
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,175
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Average	Basic	138,623

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	85,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	260	C 100	13,837	Avg.	62%	100%	100%	8,579
(U)Attic	1800	260	C 100	2,340	Avg.	62%	100%	100%	1,451
1.5 Shed	1800	460	C 100	5,842	Avg.	62%	100%	100%	3,622
1.5 Gar	1950	494	E 100	11,704	Fair	54%	100%	100%	6,320
Shed	1800	150	E 100	1,125	Fair	54%	100%	100%	608
Shed	1800	120	E 100	900	Fair	54%	100%	100%	486
1.75 Shed	1970	117	E 100	1,264	Avg.	68%	100%	100%	860
1.5 Barn	1990	600	E 100	10,742	Avg.	81%	100%	100%	8,701
1,740 SFLA		49.39 = $/SFLA (4)					Outbuilding Total		30,627

Accpt Land 71,000 **Accepted Bldg** 117,000 **Total** 188,000

Map/Lot: R11 16
Account: 1777 Card: 1 of 1 Location: 1210 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1958 MICHIGAN 10 X 46
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
109.03	Acres-Back Land	500.00	54,515	100%		54,515
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 127.03		984.92 Per Acre			Land Total	125,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Michigan M/H	1958	10X42	C 100	21,000	Poor	30%	100%	100%	6,300
Enclosed Fr Porch	1999	90	C 100	4,125	Avg.	87%	100%	100%	3,589
Shed	1958	100	E 100	750	Avg.	62%	100%	100%	465
Deck	2005	144	C 100	1,296	Avg.	91%	100%	100%	1,179
420 SFLA		219.63 = $/SFLA (4)					Outbuilding Total		11,533

Accpt Land 125,000 **Accepted Bldg** 12,000 **Total** 137,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/12/2005
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		36,245.00 Per Acre		Land Total		36,245

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	432 Sqft	Grade C 100	Base	57,409
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,185
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	Standard	Standard	Average	Basic	70,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	43,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	198	C 100	10,538	Avg.	62%	100%	100%	6,534
1 Fr	1900	288	C 100	15,327	Avg.	62%	100%	100%	9,503
Deck	1900	64	C 100	576	Avg.	62%	100%	100%	357
Shed	1900	216	E 100	1,620	Fair	54%	100%	100%	875
432 SFLA		101.85 = $/SFLA (4)				Outbuilding Total			17,269

Accpt Land 36,000 **Accepted Bldg** 61,000 **Total** 97,000

Map/Lot: R20 53
Account: 1779 Card: 1 of 1 Location: 998 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/30/2011
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
7.00	Acres-Back Land	500.00	3,500	100%		3,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.00		4,100.00 Per Acre			Land Total	61,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade D 100	Base	84,471
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,094
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,402
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	8,260
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	Standard	Standard	Average	Basic	87,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	35%	100%	29,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1950	400	E 100	3,000	Fair	54%	100%	100%	1,620
1,120 SFLA		26.38 = $/SFLA (4)					Outbuilding Total		1,620

Accpt Land 62,000 **Accepted Bldg** 31,000 **Total** 93,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/30/2009
Sale Price	58,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Baselot (Frct)	18,666.00	15,306	100%		15,306
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.82		43,056.10 Per Acre		Land Total		35,306

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	759 Sqft	Grade C 100	Base	98,686
Exterior	Wood 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 1/2 Bmt	Basement	-2,861
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	1978	Standard	Standard	Average	Basic	98,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	80,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1830	168	C 100	3,978	Avg.	82%	100%	100%	3,262
(U)Basement	1830	168	C 100	2,688	Avg.	82%	100%	100%	2,204
1 Fr	1830	384	C 100	20,436	Avg.	82%	100%	100%	16,758
(U)Basement	1830	384	C 100	6,144	Avg.	82%	100%	100%	5,038
(U)Attic	1830	384	C 100	3,456	Avg.	82%	100%	100%	2,834
Deck	1830	96	C 100	864	Avg.	82%	100%	100%	708
Gar	1988	280	C 100	6,966	Avg.	80%	100%	100%	5,573
1,138 SFLA		71.08 = $/SFLA (4)					Outbuilding Total		36,377

Accpt Land 35,000 **Accepted Bldg** 117,000 **Total** 152,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1980
Sale Price	6,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.39	Acres-Baselot (Frct)	12,900.62	17,932	100%		17,932
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.39		27,289.21 Per Acre		Land Total		37,932

Dwelling Description

Modular Home	One & 1/2 Story	1,064 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	121,761
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,378
Rooms	3				
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
2006	0	Standard	Standard	Average	Basic	125,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	80%	100%	91,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1981	264	E 100	1,980	Avg.	75%	100%	100%	1,485
Deck	1988	156	D 100	1,179	Avg.	80%	100%	100%	943
Green House Hoop	2008	116	D 100	357	Avg.	93%	100%	100%	332
Swimming Pool	2008	406	D 100	11,746	Avg.	93%	100%	100%	10,924
1 Fr	2008	696	D 100	31,114	Avg.	93%	100%	100%	28,936
1,596 SFLA		57.28 = $/SFLA (4)				Outbuilding Total			42,620

Accpt Land 38,000 **Accepted Bldg** 134,000 **Total** 172,000

Map/Lot: R13 11
Account: 1782 Card: 1 of 1 Location: 3569 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	01/06/2017
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
Total Acres 2.00		22,500.00 Per Acre			Land Total	45,000

Accpt Land	45,000	**Accepted Bldg**	0	**Total**	45,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	2016	14X76	A 100	56,848	Avg.	83%	100%	100%	47,184
1,064 SFLA			130.26 = $/SFLA (4)					Outbuilding Total		47,184

Accpt Land 0 **Accepted Bldg** 47,000 **Total** 47,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/07/2017
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	17,488.45	15,740	100%		15,740
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.90		12,393.10 Per Acre		Land Total		35,940

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	728 Sqft	Grade C 100	Base	96,217
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-371
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	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	Standard	Standard	Average	Basic	96,786

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	60,007

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1850	448	E 100	3,360	Poor	46%	100%	100%	1,546
1,092 SFLA		54.95 = $/SFLA (4)					Outbuilding Total		1,546

Accpt Land	36,000	Accepted Bldg	62,000	Total	98,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Septic System
Street Right-Of-Way

Sale Data

Sale Date	07/29/2016
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Baselot (Frct)	92,555.08	37,022	125%		46,278
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.40		155,695.00 Per Acre		Land Total		62,278

Dwelling Description

				Replacement Cost New	
Ranch	One Story	776 Sqft	Grade SC100	Base	59,239
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,388
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,164
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1971	0	Standard	Standard	Average	Basic	55,097

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	69%	100%	100%	38,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	120	C 100	1,080	Avg.	88%	100%	100%	950
Enclosed Fr Porch	2001	220	C 100	10,083	Avg.	88%	100%	100%	8,873
Shed	2001	80	E 100	600	Avg.	88%	100%	100%	528
776 SFLA		48.99 = $/SFLA (4)					Outbuilding Total		10,351

Accpt Land 62,000 **Accepted Bldg** 48,000 **Total** 110,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/13/2017
Sale Price	469,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		14,800.00 Per Acre		Land Total		74,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	2,092 Sqft	Grade B 100	Base	303,393
Exterior	Cement Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Frost Wall	Basement	-14,304
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	10,052
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,926
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	314,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	286,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2006	896	B 100	24,813	Avg.	91%	100%	100%	22,580
(F)Attic	2006	896	B 100	29,568	Avg.	91%	100%	100%	26,907
3,661 SFLA		78.28 = $/SFLA (4)				Outbuilding Total			49,487

Accpt Land 74,000 **Accepted Bldg** 336,000 **Total** 410,000

Map/Lot: R 3 16
Account: 1787 Card: 1 of 1 Location: 220 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/30/2012
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
0.10	Acres-Back Land	500.00	50	100%		50
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.60		12,375.00 Per Acre			Land Total	44,550

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,026 Sqft	Grade C 110	Base	104,131
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-5,316
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1860	0	Standard	Standard	Good	Basic	98,815

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	67,194

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1860	24	C 110	625	Good	68%	100%	100%	425
Enclosed Fr Porch	1860	96	C 110	4,840	Good	68%	100%	100%	3,291
Deck	1860	182	C 110	1,802	Good	68%	100%	100%	1,225
Shed	1860	56	E 100	420	Avg.	62%	100%	100%	260
Shed	1860	300	C 100	3,000	Avg.	62%	100%	100%	1,860
Shed	1860	210	C 100	2,100	Avg.	62%	100%	100%	1,302
Open Shed	1860	150	C 100	1,200	Avg.	62%	100%	100%	744
Open Shed	1860	60	E 100	360	Avg.	62%	100%	100%	223
Shed	1860	560	C 100	5,600	Avg.	62%	100%	100%	3,472
1,026 SFLA		65.49 = $/SFLA (4)					Outbuilding Total		12,802

Accpt Land 45,000 **Accepted Bldg** 80,000 **Total** 125,000

Map/Lot: R 4 73
Account: 1788 Card: 1 of 1 Location: 991 BREMEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	07/01/1998
Sale Price	4,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Unimprov. R/W	300.00	1,800	100%		1,800
Total Acres 6.00		300.00 Per Acre		Land Total		1,800

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Map/Lot: U 9 21
Account: 1789 Card: 1 of 1 Location: 64 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/28/2017
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Baselot (Frct)	52,358.41	20,420	100%		20,420
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.39		90,820.51 Per Acre		Land Total		35,420

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	573 Sqft	Grade C 110	Base	116,217
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	Floor & Stairs			Attic	3,152
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	125,535

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	77,832

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	25	C 110	1,463	Avg.	62%	100%	100%	907
1.5 Fr	1900	342	C 110	25,423	Avg.	62%	100%	100%	15,762
(U)Basement	1900	342	C 110	6,019	Avg.	62%	100%	100%	3,732
Open Fr Porch	1900	50	C 110	1,302	Avg.	62%	100%	100%	807
Enclosed Fr Porch	1900	20	C 110	1,009	Avg.	62%	100%	100%	626
Deck	2017	72	C 110	713	Avg.	97%	100%	100%	692
Shed	2017	120	C 100	1,200	Avg.	97%	100%	100%	1,164
1,146 SFLA		67.92 = $/SFLA (4)					Outbuilding Total		23,690

Accpt Land 35,000 **Accepted Bldg** 102,000 **Total** 137,000

Map/Lot: R 1 30
Account: 1790 Card: 1 of 1 Location: 90 BROAD COVE RD W

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1999
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
132	$/LF -Water Frontage	150.00	19,800	100%		19,800
0.95	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.45		113,655.17 Per Acre		Land Total		164,800

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	168,628
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,248
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl Space	Basement	-5,819
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-735
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	1997	Standard	Standard	Average	Basic	167,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	152,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1974	540	B 100	6,415	Avg.	91%	100%	100%	5,838
Deck	1974	64	B 100	760	Avg.	91%	100%	100%	692
Shed	1974	70	E 100	525	Fair	62%	100%	100%	326
Guest House	1982	240	C 100	17,664	Avg.	76%	100%	100%	13,425
Deck	1982	336	C 100	3,024	Avg.	76%	100%	100%	2,298
Dock	1974	256	C 100	3,904	Avg.	71%	100%	100%	2,772
1,638 SFLA		92.80 = $/SFLA (4)				Outbuilding Total			25,351

Accpt Land 165,000 **Accepted Bldg** 177,000 **Total** 342,000

Map/Lot: R 9 90A
Account: 1791 Card: 1 of 1 Location: 411 DEAVER RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	321,532	80,383	20%		16,077
2	$/LF -Water Frontage	150.00	300	20%		60
Total Acres 0.25		64,548.00 Per Acre			Land Total	16,137

Accpt Land 16,000 **Accepted Bldg** 0 **Total** 16,000

Map/Lot: R 3 24C
Account: 1792 Card: 1 of 1 Location: 86 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/24/2007
Sale Price	133,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.71	Acres-Road Frontage	3,000.00	5,130	100%		5,130
0.20	Acres-Back Land	500.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.91		11,567.77 Per Acre		Land Total		45,230

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,400 Sqft	Grade C 100	Base	116,951
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,086
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Standard	Standard	Fair	Basic	121,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	97,486

Accpt Land	45,000	Accepted Bldg	97,000	Total	142,000

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
14.90	Acres-Back Land	500.00	7,450	100%		7,450
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.90		3,314.81 Per Acre		Land Total		62,650

Dwelling Description — Replacement Cost New

Ranch	One & 3/4 Story	2,052 Sqft	Grade C 100	Base	228,542
Exterior	Wood 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	0
Fin. Basement Area	2052 Sqft, Grade C	Basement Gar	None	Fin Bsmt	41,040
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,351
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	2003	Standard	Standard	Average	Basic	279,633

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	223,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gazebo	2003	254	C 100	13,124	Avg.	89%	100%	100%	11,680
Deck	2005	1422	C 100	12,798	Avg.	91%	100%	100%	11,646
1.75 Gar	1993	1152	E 100	30,949	Avg.	83%	100%	100%	25,688
1.5 Shed	1994	640	E 100	6,096	Avg.	84%	100%	100%	5,121
Open Shed	2007	1040	E 100	6,240	Avg.	92%	100%	100%	5,741
Shed	2007	400	E 100	3,000	Avg.	92%	100%	100%	2,760
Shed	2010	960	E 100	7,200	Avg.	94%	100%	100%	6,768
Shed	2010	280	E 100	2,100	Avg.	94%	100%	100%	1,974
Shed	2010	140	E 100	1,050	Avg.	94%	100%	100%	987
Cover-It	2010	644	C 100	1,288	Avg.	94%	100%	100%	1,211
3,591 SFLA		62.30 = $/SFLA (4)				Outbuilding Total			73,576

Accpt Land 63,000 **Accepted Bldg** 297,000 **Total** 360,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.54	Acres-Baselot (Frct)	12,007.61	18,492	100%		18,492
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.54		24,994.81 Per Acre		Land Total		38,492

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	1,460 Sqft	Grade C 100	Base	173,334
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	173,334

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	131,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1981	720	E 100	13,436	Avg.	75%	100%	100%	10,077
Shed	1989	360	E 100	2,700	Avg.	80%	100%	100%	2,160
Enclosed Fr Porch	1992	180	C 100	8,249	Avg.	82%	100%	100%	6,764
Open Fr Porch	1992	112	C 100	2,652	Avg.	82%	100%	100%	2,175
1.5 Barn	1900	900	E 100	16,112	Avg.	62%	100%	100%	9,989
Gar	2000	936	E 100	17,466	Avg.	87%	100%	100%	15,195
Deck	2000	647	C 100	5,823	Avg.	87%	100%	100%	5,066
Shed	2003	240	C 100	2,400	Avg.	89%	100%	100%	2,136
2,555 SFLA		51.56 = $/SFLA (4)					Outbuilding Total		53,562

Accpt Land 38,000 **Accepted Bldg** 185,000 **Total** 223,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
119	$/LF -Water Frontage	150.00	17,850	100%		17,850
0.95	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.45		112,310.34 Per Acre		Land Total		162,850

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	1,085 Sqft	Grade B 100	Base	198,820
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,799
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,202
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	Standard	Standard	Good	Basic	199,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	165,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1984	599	B 100	7,116	Good	83%	100%	100%	5,906
Gar	1984	650	B 100	21,347	Good	83%	100%	100%	17,718
(F)Attic	1984	650	B 100	21,450	Good	83%	100%	100%	17,803
1.5 Gar	1988	675	B 100	28,146	Good	85%	100%	100%	23,924
Shed	1988	65	B 100	858	Good	85%	100%	100%	729
Pier	1998	360	A 100	30,384	Good	90%	100%	100%	27,346
Ramp	1998	96	C 100	2,160	Avg.	86%	100%	100%	1,858
Float	1998	240	C 100	8,820	Avg.	86%	100%	100%	7,585
1,628 SFLA		101.89 = $/SFLA (4)				Outbuilding Total			102,869

Accpt Land 163,000 **Accepted Bldg** 269,000 **Total** 432,000

Map/Lot: R22 8
Account: 1796 Card: 1 of 3 Location: 2 PROCK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
27.80	Acres-Back Land	500.00	13,900	100%		13,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 39.80		2,233.67 Per Acre			Land Total	88,900

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,484 Sqft	Grade C 100	Base	120,943
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,499
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	320 Sqft, Grade E	Basement Gar	None	Fin Bsmt	4,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,211
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Standard	Standard	Average	Basic	133,178

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1998	168	C 100	3,978	Avg.	86%	100%	100%	3,421
Deck	1998	196	C 100	1,764	Avg.	86%	100%	100%	1,517
1 Fr	1999	144	C 100	7,664	Avg.	87%	100%	100%	6,668
(U)Basement	1999	144	C 100	2,304	Avg.	87%	100%	100%	2,004
Gar	1955	784	C 100	19,506	Avg.	62%	100%	100%	12,094
Open Shed	1955	234	C 100	1,872	Avg.	62%	100%	100%	1,161
1.5 Gar	1960	1400	C 100	44,226	Avg.	62%	100%	100%	27,420
Shed	1960	1050	C 100	10,500	Avg.	62%	100%	100%	6,510
1 Fr	1983	865	C 100	46,035	Avg.	77%	100%	100%	35,447
Open Fr Porch	1983	60	C 100	1,421	Avg.	77%	100%	100%	1,094
1,484 SFLA		55.64 = $/SFLA (4)					Outbuilding Total		97,336

Accpt Land 89,000 **Accepted Bldg** 180,000 **Total** 269,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1978	992	E 100	17,759	Avg.	73%	100%	100%	12,964
2 Barn	1978	1564	E 100	35,718	Avg.	73%	100%	100%	26,074
Barn	1986	2280	E 100	32,148	Avg.	79%	100%	100%	25,397
Open Shed	1986	840	E 100	5,040	Avg.	79%	100%	100%	3,982
Open Shed	1986	720	E 100	4,320	Avg.	79%	100%	100%	3,413
1.5 Gar	1990	738	E 100	17,485	Avg.	81%	100%	100%	14,163
Barn	1994	372	E 100	5,246	Avg.	84%	100%	100%	4,407
Shed	1999	480	E 100	3,600	Avg.	87%	100%	100%	3,132
Shed	2000	574	E 100	4,305	Avg.	87%	100%	100%	3,745
1,484 SFLA		55.64 = $/SFLA (4)					Outbuilding Total		97,277

Accpt Land 0 **Accepted Bldg** 97,000 **Total** 97,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	2008	952	C 100	4,608	Avg.	93%	100%	100%	4,285
Open Shed	2008	196	C 100	1,568	Avg.	93%	100%	100%	1,458
Kennel Runs Fencing	2009	130	C 100	338	Avg.	93%	100%	100%	314
Open Fr Porch	2009	60	C 100	1,421	Avg.	93%	100%	100%	1,322
Open Shed	1994	192	E 100	1,152	Avg.	84%	100%	100%	968
Open Shed	2000	1248	E 100	7,488	Avg.	87%	100%	100%	6,515
Open Shed	2002	360	E 100	2,160	Avg.	89%	100%	100%	1,922
Open Shed	2010	240	E 100	1,440	Avg.	94%	100%	100%	1,354
Open Shed	2013	276	E 100	1,656	Avg.	96%	100%	100%	1,590
1,484 SFLA		55.64 = $/SFLA (4)					Outbuilding Total		19,728

Accpt Land 0 **Accepted Bldg** 20,000 **Total** 20,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	89,000	180,000	269,000	89,000	180,000	269,000
2	0	97,000	97,000	0	97,000	97,000
3	0	20,000	20,000	0	20,000	20,000
TOTAL	89,000	297,000	386,000	89,000	297,000	386,000

Map/Lot: R17 22C
Account: 1797 Card: 1 of 1 Location: 2409 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities None
Street Paved

Sale Data

Sale Date	12/01/1985
Sale Price	31,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
11.60	Acres-Back Land	500.00	5,800	100%		5,800
Total Acres 13.60		3,000.00 Per Acre		Land Total		40,800

Accpt Land 41,000 **Accepted Bldg** 0 **Total** 41,000

Map/Lot: U12 14
Account: 1798 Card: 1 of 1 Location: 166 WINSLOWS MILLS RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/19/2013
Sale Price	118,100
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Baselot (Frct)	44,292.89	33,663	45%		15,148
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.76		46,247.37 Per Acre		Land Total		35,148

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	884 Sqft	Grade C 100	Base	106,490
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,016
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,976
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Good	Basic	112,362

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	82,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1965	160	C 100	7,333	Good	73%	100%	100%	5,353
Entry	2013	140	C 100	4,900	Avg.	96%	100%	100%	4,704
Gar	2013	384	C 100	9,554	Avg.	96%	100%	100%	9,172
1,326 SFLA		61.86 = $/SFLA (4)				Outbuilding Total			19,229

Accpt Land 35,000 **Accepted Bldg** 101,000 **Total** 136,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.31	Acres-Road Frontage	3,000.00	6,930	100%		6,930
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.31		10,888.63 Per Acre		Land Total		46,930

Dwelling Description — Replacement Cost New

Cape Cod	One Story	1,400 Sqft	Grade C 110	Base	129,934
Exterior	Wood 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	0
Fin. Basement Area	288 Sqft, Grade E	Basement Gar	None	Fin Bsmt	4,320
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	27,058
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	Standard	Standard	Good	Basic	165,410

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	112,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1949	56	C 110	1,459	Good	68%	100%	100%	992
Deck	1949	205	C 110	2,030	Good	68%	100%	100%	1,380
1 Fr	1949	216	C 110	12,646	Good	68%	100%	100%	8,599
Gar	1949	528	C 110	14,451	Good	68%	100%	100%	9,827
Green House Framed	1949	192	C 100	3,765	Avg.	62%	100%	100%	2,334
Gar	1949	360	C 100	8,957	Avg.	62%	100%	100%	5,553
Gar	1949	858	C 100	21,347	Avg.	62%	100%	100%	13,235
Shed	1949	70	C 100	700	Avg.	62%	100%	100%	434
Shed	1949	80	C 100	800	Avg.	62%	100%	100%	496
1.5 Barn	1978	1260	C 100	30,076	Avg.	73%	100%	100%	21,955
1,400 SFLA		80.34 = $/SFLA (4)					Outbuilding Total		64,805

Accpt Land 47,000 **Accepted Bldg** 177,000 **Total** 224,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	1978	272	C 100	2,176	Avg.	73%	100%	100%	1,588
Shed	1993	360	C 100	3,600	Avg.	83%	100%	100%	2,988
Shed	2005	336	C 100	3,360	Avg.	91%	100%	100%	3,058
1,400 SFLA		80.34 = $/SFLA (4)					Outbuilding Total		7,634

Accpt Land 0 **Accepted Bldg** 8,000 **Total** 8,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	47,000	177,000	224,000	47,000	177,000	224,000
2	0	8,000	8,000	0	8,000	8,000
TOTAL	47,000	185,000	232,000	47,000	185,000	232,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	04/01/1996
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
170	$/LF -Water Frontage	150.00	25,500	100%		25,500
0.66	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.66		73,496.24 Per Acre		Land Total		195,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	900 Sqft	Grade SC100	Base	65,072
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,089
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,350
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Average	Basic	61,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	39,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1979	192	C 100	1,920	Avg.	74%	100%	100%	1,421
Pier	1979	56	C 100	2,240	Avg.	74%	100%	100%	1,658
Ramp	1979	84	C 100	1,890	Avg.	74%	100%	100%	1,399
Float	1979	128	C 100	4,704	Avg.	74%	100%	100%	3,481
Open Fr Porch	1999	180	C 100	4,262	Avg.	87%	100%	100%	3,708
Enclosed Fr Porch	2000	224	C 100	10,266	Avg.	87%	100%	100%	8,931
Deck	2000	32	C 100	288	Avg.	87%	100%	100%	251
900 SFLA		44.36 = $/SFLA (4)				Outbuilding Total			20,849

Accpt Land 196,000 **Accepted Bldg** 61,000 **Total** 257,000

Neighborhood 17	River Inlet 2
Tree Growth	1981
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	TREE GROWTH 1981		
Reference 2	TREE GROWTH 1981		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	90%		67,500
3.50	Acres-Road Frontage	3,000.00	10,500	100%		10,500
3.00	Acres-Softwood TG	337.00	1,011	100%		1,011
17.00	Acres-Mixed Wood TG	408.00	6,936	100%		6,936
6.00	Acres-Hardwood TG	263.00	1,578	100%		1,578
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	R/W -Right of Way	10,000.00	10,000	300%		30,000
Total Acres 31.50		4,365.87 Per Acre			Land Total	137,525

Dwelling Description **Replacement Cost New**

Colonial	Two Story	912 Sqft	Grade B 100	Base	184,473
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,734
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-5,670
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,926
Attic	Floor & Stairs			Attic	6,019
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	Standard	Standard	Good	Basic	202,356

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	161,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1870	684	B 100	77,838	Good	80%	100%	100%	62,270
(U)Basement	1870	684	B 100	14,446	Good	80%	100%	100%	11,557
1 Fr	1870	456	B 100	32,034	Good	80%	100%	100%	25,627
Gar	2003	660	B 100	21,676	Good	92%	100%	100%	19,942
(F) Gar	2003	495	B 100	32,670	Good	92%	100%	100%	30,056
1.5 Shed	1870	1080	B 100	18,105	Good	68%	100%	100%	12,311
Barn	2002	700	B 100	17,371	Good	92%	100%	100%	15,981
(F) Gar	2002	525	B 100	34,650	Good	92%	100%	100%	31,878
Shed	1995	176	B 100	2,323	Good	88%	100%	100%	2,044
Shed	2007	168	B 100	2,218	Good	94%	100%	100%	2,085
1,824 SFLA		88.75 = $/SFLA (4)					Outbuilding Total		213,751

Accpt Land		Accepted Bldg		Total	
	138,000		376,000		514,000

Neighborhood 17	River Inlet 2
Tree Growth	1981
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1			
Reference 2	TREE GROWTH 1981		
Tran/Land/Bldg	3 0 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	17

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Swimming Pool	2012	512	B 100	23,276	Good	97%	40%	100%	9,031
Patio	2012	720	B 100	4,600	Good	97%	40%	100%	1,785
Shed	2012	81	E 100	608	Avg.	95%	100%	100%	578
1 Fr	2016	480	B 100	33,721	Good	98%	100%	100%	33,047
(U)Basement	2016	480	B 100	10,138	Good	98%	100%	100%	9,935
1,824 SFLA		88.75 = $/SFLA (4)					Outbuilding Total		54,376

Accpt Land	0	**Accepted Bldg**	54,000	**Total**	54,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	138,000	376,000	514,000	138,000	376,000	514,000
2	0	54,000	54,000	0	54,000	54,000
TOTAL	138,000	430,000	568,000	138,000	430,000	568,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Septic System
Street	Right-Of-Way

Sale Data

Sale Date	05/17/2006
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Baselot (Frct)	51,662.17	31,514	100%		31,514
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.61		68,055.74 Per Acre		Land Total		41,514

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	Base	75,708
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,600
Heating	100% Not Heated	Cooling	0% None	Heat	-1,440
Rooms	3				
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
2008	0	Standard	Standard	Average	Basic	83,868

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	93%	60%	100%	46,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2012	110	C 100	990	Avg.	95%	100%	100%	940
720 SFLA		65.00 = $/SFLA (4)				Outbuilding Total			940

Accpt Land	42,000	**Accepted Bldg**	48,000	**Total**	90,000

Map/Lot: R21 67
Account: 1803 Card: 1 of 1 Location: 450 BOWMAN DR

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	07/01/1977
Sale Price	9,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	30%		10,500
23.69	Acres-Back Land	500.00	11,845	100%		11,845
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 25.69		1,259.05 Per Acre		Land Total		32,345

Dwelling Description **Replacement Cost New**

Contemporary	One Story	1,344 Sqft	Grade E 100	Base	84,253
Exterior	Concrete Block	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,018
					0
					0
Foundation	Posts	Basement	None	Basement	-7,600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,016
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	1/2 Finished			Attic	17,711
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	Standard	None	Fair	Basic	91,251

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
No Electricity	None	54%	72%	100%	35,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1965	640	E 100	9,024	Fair	54%	100%	100%	4,873
1,344 SFLA		26.40 = $/SFLA (4)					Outbuilding Total		4,873

Accpt Land 32,000 **Accepted Bldg** 40,000 **Total** 72,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1978
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.61	Acres-Road Frontage	3,000.00	1,830	100%		1,830
47.54	Acres-Back Land	500.00	23,770	100%		23,770
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 50.15		1,308.08 Per Acre		Land Total		65,600

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,200 Sqft	Grade C 100	Base	103,486
Exterior	T-11	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,212
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,400
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
1980	0	Standard	Standard	Average	Basic	102,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	76,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1980	568	C 100	5,112	Avg.	75%	100%	100%	3,834
Gar	1980	1200	C 100	29,856	Avg.	75%	100%	100%	22,392
1.75 Barn	1986	896	E 100	18,191	Avg.	79%	100%	100%	14,371
2 Gar	2002	1000	E 100	30,225	Avg.	89%	100%	100%	26,900
1,200 SFLA		63.94 = $/SFLA (4)				Outbuilding Total			67,497

Accpt Land 66,000 **Accepted Bldg** 144,000 **Total** 210,000

Map/Lot: R13 4
Account: 1805 Card: 1 of 1 Location: 2700 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	09/22/2006
Sale Price	82,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
51.12	Acres-Back Land	500.00	25,560	100%		25,560
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 56.12		1,314.33 Per Acre		Land Total		73,760

Accpt Land 74,000 **Accepted Bldg** 0 **Total** 74,000

Map/Lot: R16 32
Account: 1806 Card: 1 of 1 Location: 192 CROSS ST

Neighborhood 40 Exempt Industrial 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Rolling
Utilities	Septic System
Street	Paved

Sale Data

Sale Date	07/07/2004
Sale Price	52,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 40

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
4.50	Acres-Road Frontage	3,000.00	13,500	100%		13,500
38.60	Acres-Back Land	500.00	19,300	100%		19,300
6.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	400%		80,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 51.10		3,283.76 Per Acre		Land Total		167,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	2005	1740	B 100	101,863	Avg.	91%	100%	100%	92,695
Shed	2006	240	B 100	3,168	Avg.	91%	100%	100%	2,883
						Outbuilding Total			95,578

Accpt Land 168,000 **Accepted Bldg** 96,000 **Total** 264,000

Map/Lot: R 4 15
Account: 1808 Card: 1 of 2 Location: 868 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2014
Sale Price	474,392
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.32	Acres-Baselot (Frct)	12,657.24	79,994	100%		79,994
69.09	Acres-Back Land	500.00	34,545	100%		34,545
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.50	# -Lot Imp Rd/P Lot	10,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 79.41		1,951.13 Per Acre		Land Total		154,939

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(F)Attic	1967	720	C 100	18,000	Avg.	66%	100%	100%	11,880
MH Slab	1985	1120	C 100	3,797	Avg.	78%	400%	100%	11,848
MH Slab	1985	672	C 100	2,278	Avg.	78%	100%	100%	1,777
MH Slab	1985	1008	C 100	3,417	Avg.	78%	100%	100%	2,665
MH Slab	1993	1392	C 100	4,719	Avg.	83%	100%	100%	3,917
Shed	1967	620	C 100	6,200	Avg.	66%	100%	100%	4,092
Office 8	1988	1344	D 100	80,472	Avg.	80%	100%	100%	64,378
Office 8	1995	1440	D 100	86,220	Avg.	84%	100%	100%	72,425
Box Trailer	1980	2	E 100	750	Avg.	75%	100%	100%	562
Shed	1980	1200	D 100	10,080	Fair	67%	100%	100%	6,754
							Outbuilding Total		180,298

Accpt Land 155,000 **Accepted Bldg** 180,000 **Total** 335,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 5 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	04/01/2014
Sale Price	474,392
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1970	12X40	D 100	17,640	Fair	40%	100%	100%	7,056
Shed	1980	918	D 100	7,711	Fair	67%	100%	100%	5,166
Shed	1980	918	D 100	7,711	Fair	67%	100%	100%	5,166
480 SFLA		174.54 = $/SFLA (4)				Outbuilding Total			17,388

Accpt Land	0	**Accepted Bldg**	17,000	**Total**	17,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	155,000	180,000	335,000	155,000	180,000	335,000
2	0	17,000	17,000	0	17,000	17,000
TOTAL	155,000	197,000	352,000	155,000	197,000	352,000

Map/Lot: U 2 20A-44
Account: 1809 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 44

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 6 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1986	14X72	A 100	53,856	Poor	30%	100%	100%	16,157
1,008 SFLA		99.14 = $/SFLA (4)					Outbuilding Total		16,157

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Map/Lot: U12 5
Account: 1810 Card: 1 of 1 Location: 1340 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM A SHORELAND RP
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/2014
Sale Price	474,392
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 6 5 19
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
247	$/LF -Water Frontage	100.00	24,700	100%		24,700
2.47	Acres-Water Acreage	.00		100%		0
3.00	Acres-Baselot (Frct)	57,154.76	171,464	100%		171,464
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
104.04	Acres-Back Land	500.00	52,020	100%		52,020
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
3.50	# -Lot Imp Rd/P Lot	10,000.00	35,000	100%		35,000
Total Acres 119.51		2,746.08 Per Acre		Land Total		328,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 12	1960	6284	E 100	241,918	Avg.	62%	100%	100%	149,989
Basement 8	1960	1974	E 100	36,524	Poor	46%	100%	100%	16,801
Gar	1960	2880	E 100	53,740	Poor	46%	100%	100%	24,720
Gar	1960	1200	E 100	22,392	Poor	46%	100%	100%	10,300
Open Fr Porch	2016	92	E 100	1,634	Avg.	97%	100%	100%	1,585
							Outbuilding Total		203,395

Accpt Land 328,000 **Accepted Bldg** 203,000 **Total** 531,000

Map/Lot: U 5 19
Account: 1811 Card: 1 of 1 Location: 60 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND SP
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/19/2006
Sale Price	139,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.52	Acres-Back Land	500.00	260	100%		260
Total Acres 1.02		36,529.41 Per Acre		Land Total		37,260

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,372 Sqft	Grade D 100	Base	96,778
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,690
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Fair	Basic	90,457

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	66,034

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1988	84	D 100	1,671	Fair	73%	100%	100%	1,220
Open Fr Porch	1988	145	D 100	2,885	Fair	73%	100%	100%	2,106
Gar	1988	720	C 100	17,914	Fair	73%	100%	100%	13,077
1,372 SFLA		48.13 = $/SFLA (4)				Outbuilding Total			16,403

Accpt Land 37,000 **Accepted Bldg** 82,000 **Total** 119,000

Map/Lot: R 9 88
Account: 1812 Card: 1 of 1 Location: 295 DEAVER RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	08/01/1997
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
165	$/LF -Water Frontage	150.00	24,750	100%		24,750
0.36	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.36		82,521.19 Per Acre		Land Total		194,750

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,656 Sqft	Grade B 100	Base	259,906
Exterior	Wood 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 Space	Basement	-16,513
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Standard	Standard	Good	Basic	252,032

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	226,829

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1998	364	B 100	22,020	Good	90%	100%	100%	19,818
Deck	1970	144	C 100	1,296	Good	76%	100%	100%	985
Deck	1999	80	B 100	950	Good	90%	100%	100%	855
Deck	1999	496	B 100	5,892	Good	90%	100%	100%	5,303
Shed	1960	144	C 100	1,440	Avg.	62%	100%	100%	893
Open Fr Porch	1960	60	C 100	1,421	Avg.	62%	100%	100%	881
2,656 SFLA		85.40 = $/SFLA (4)				Outbuilding Total			28,735

Accpt Land 195,000 **Accepted Bldg** 256,000 **Total** 451,000

Map/Lot: U10 10-49
Account: 1813 Card: 1 of 1 Location: 49 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/01/1990
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2 1984 BURLINGTON 14 X 76 4-1-90
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1984	14X72	A 100	53,856	Poor	30%	100%	100%	16,157
Shed		1984	32	E 100	240	Poor	61%	100%	100%	146
Deck		2007	48	E 100	324	Poor	86%	100%	100%	279
1,008 SFLA			146.72 = $/SFLA (4)				Outbuilding Total			16,582

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2003
Sale Price	66,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		8,183.33 Per Acre			Land Total	49,100

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,728 Sqft	Grade C 110	Base	151,049
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,332
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,832
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	142,651

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	129,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1991	120	E 100	900	Avg.	82%	100%	100%	738
Barn	2005	408	C 100	7,670	Avg.	91%	100%	100%	6,980
Barn	2006	1056	C 100	19,853	Avg.	91%	100%	100%	18,066
Carport	2006	440	C 100	4,290	Avg.	91%	100%	100%	3,904
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,728 SFLA		75.12 = $/SFLA (4)					Outbuilding Total		30,026

Accpt Land 49,000 **Accepted Bldg** 160,000 **Total** 209,000

Map/Lot: U 3 26
Account: 1815 Card: 1 of 1 Location: 190 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LR
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/07/2004
Sale Price	155,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.48	Acres-Road Frontage	3,000.00	4,440	100%		4,440
28.27	Acres-Back Land	500.00	14,135	100%		14,135
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 32.00		1,742.97 Per Acre			Land Total	55,775

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	609 Sqft	Grade B 100	Base	113,363
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	117,085

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	79,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1900	286	B 100	25,513	Good	68%	100%	100%	17,349
Shed	1900	276	B 100	3,643	Good	68%	100%	100%	2,477
Shed	2011	160	E 100	1,200	Avg.	94%	100%	100%	1,128
914 SFLA		87.11 = $/SFLA (4)					Outbuilding Total		20,954

Accpt Land 56,000 **Accepted Bldg** 101,000 **Total** 157,000

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities	Dug WellSeptic System		
Street	Paved		

Sale Data

Sale Date	08/09/2018
Sale Price	10,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1990 BURLINGTON 14 X 76		
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1990	14X72	A 100	53,856	Fair	40%	100%	100%	21,542
Deck		1990	260	C 100	2,340	Fair	75%	100%	100%	1,755
Shed		1990	32	E 100	240	Fair	75%	100%	100%	180
Shed		1990	144	E 100	1,080	Fair	75%	100%	100%	810
1,008 SFLA			100.36 = $/SFLA (4)				Outbuilding Total			24,287

Accpt Land	0	**Accepted Bldg**	24,000	**Total**	24,000

Map/Lot: U 3 10
Account: 1817 Card: 1 of 1 Location: 195 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 23 70 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
Total Acres 0.26		142,423.08 Per Acre		Land Total		37,030

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	616 Sqft	Grade B 100	Base	114,091
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	1986	Standard	Standard	Good	Basic	114,091

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	100,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	280	B 100	19,671	Good	88%	100%	100%	17,310
(U)Attic	1880	280	B 100	3,326	Good	88%	100%	100%	2,927
Open Fr Porch	1880	180	B 100	5,626	Good	88%	100%	100%	4,951
Shed	1880	108	B 100	1,426	Good	88%	100%	100%	1,255
Bay Window	1880	14	B 100	2,365	Good	88%	100%	100%	2,081
Deck	1986	384	B 100	4,562	Good	84%	100%	100%	3,832
1 Fr	2006	365	B 100	25,641	Good	94%	100%	100%	24,103
924 SFLA		108.66 = $/SFLA (4)				Outbuilding Total			56,459

Accpt Land 37,000 **Accepted Bldg** 157,000 **Total** 194,000

Map/Lot: R 3 29B
Account: 1818 Card: 1 of 1 Location: 294 RALPH WINK RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1988	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
924 SFLA		80.47 = $/SFLA (4)				Outbuilding Total			11,860

Accpt Land	0	**Accepted Bldg**	12,000	**Total**	12,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/14/2005
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.48	Acres-Road Frontage	3,000.00	1,440	100%		1,440
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.48		16,810.48 Per Acre		Land Total		41,690

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,078 Sqft	Grade C 110	Base	107,719
Exterior	Wood 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	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,448
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,767
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,078	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	Standard	Standard	Good	Basic	113,934

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	84,311

Accpt Land 42,000 **Accepted Bldg** 84,000 **Total** 126,000

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/27/2009
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.11	Acres-Road Frontage	3,000.00	330	100%		330
0.04	Acres-Back Land	500.00	20	100%		20
Total Acres 0.40		113,375.00 Per Acre		Land Total		45,350

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,242 Sqft	Grade C 110	Base	149,378
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	3,053
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Average	Basic	158,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	98,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1830	180	C 110	17,070	Avg.	62%	100%	100%	10,583
Enclosed Fr Porch	1830	165	C 110	8,318	Avg.	62%	100%	100%	5,157
Enclosed Fr Porch	1830	144	C 110	7,260	Avg.	62%	100%	100%	4,501
Patio	1830	144	C 110	767	Avg.	62%	100%	100%	476
Deck	1830	144	C 110	1,426	Avg.	62%	100%	100%	884
Gar	1830	440	C 110	12,042	Avg.	62%	100%	100%	7,466
1,863 SFLA		52.78 = $/SFLA (4)				Outbuilding Total			29,067

Accpt Land 45,000 **Accepted Bldg** 127,000 **Total** 172,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	05/01/1997
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	FHA or VA
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.43	Acres-Back Land	500.00	215	100%		215
Total Acres 0.93		45,392.47 Per Acre		Land Total		42,215

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	124,064
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/2 Bmt	Basement	-3,882
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,301
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Standard	Standard	Average	Basic	128,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	95%	100%	85,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2002	64	C 110	634	Avg.	89%	100%	100%	564
1,404 SFLA		60.93 = $/SFLA (4)					Outbuilding Total		564

Accpt Land 42,000 **Accepted Bldg** 86,000 **Total** 128,000

Map/Lot: R18 28B
Account: 1822 Card: 1 of 1 Location: 97 HOAK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1990
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
8.00	Acres-Back Land	500.00	4,000	100%		4,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.00		4,000.00 Per Acre			Land Total	56,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 110	Base	132,471
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,618
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,386
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	139,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	121,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1986	1248	E 100	23,288	Avg.	79%	100%	100%	18,398
Shed	1986	100	E 100	750	Fair	72%	100%	100%	540
Deck	2000	326	C 100	2,934	Avg.	87%	100%	100%	2,553
1,456 SFLA		83.40 = $/SFLA (4)					Outbuilding Total		21,491

Accpt Land 56,000 **Accepted Bldg** 143,000 **Total** 199,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	11/21/2018
Sale Price	114,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.99	Acres-Road Frontage	3,000.00	5,970	100%		5,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.99		11,020.05 Per Acre			Land Total	43,970

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	609 Sqft	Grade C 100	Base	85,881
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	87,761

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	54,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1850	210	C 100	9,624	Avg.	62%	100%	100%	5,967
Deck	1850	160	C 100	1,440	Avg.	62%	100%	100%	893
1 Fr	1850	399	C 100	21,235	Avg.	62%	100%	100%	13,166
(U)Basement	1850	399	C 100	6,384	Avg.	62%	100%	100%	3,958
2.5 Barn	1850	1024	C 100	37,540	Avg.	62%	100%	100%	23,275
Shed	1850	480	C 100	4,800	Avg.	62%	100%	100%	2,976
Open Shed	1980	252	C 100	2,016	Avg.	75%	100%	100%	1,512
Shed	1990	360	C 100	3,600	Avg.	81%	100%	100%	2,916
Shed	1990	96	C 100	960	Avg.	81%	100%	100%	778
Gar	1995	576	C 100	14,331	Avg.	84%	100%	100%	12,038
914 SFLA		59.53 = $/SFLA (4)					Outbuilding Total		67,479

Accpt Land 44,000 **Accepted Bldg** 122,000 **Total** 166,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/2011
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Baselot (Frct)	13,519.50	17,575	100%		17,575
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.30		28,903.85 Per Acre		Land Total		37,575

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	792 Sqft	Grade C 100	Base	79,198
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,915
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	Standard	Standard	Average	Basic	93,113

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Incomplete	None	62%	95%	100%	54,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1989	672	E 100	12,539	Avg.	80%	100%	100%	10,031
792 SFLA		69.25 = $/SFLA (4)				Outbuilding Total			10,031

Accpt Land	38,000	**Accepted Bldg**	65,000	**Total**	103,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/21/2016
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.07	Acres-Road Frontage	3,000.00	18,210	100%		18,210
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.07		7,213.14 Per Acre			Land Total	58,210

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	814 Sqft	Grade D 100	Base	68,349
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,014
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	Standard	Standard	Fair	Basic	77,785

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	54%	80%	100%	33,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1890	210	D 100	9,388	Fair	54%	80%	100%	4,056
1.5 Shed	1890	256	D 100	2,731	Fair	54%	100%	100%	1,475
2.5 Barn	1890	1000	D 100	30,794	Fair	54%	100%	100%	16,629
Shed	1890	600	D 100	5,040	Fair	54%	100%	100%	2,722
Gar	1890	380	E 100	7,090	Poor	46%	100%	100%	3,261
Open Fr Porch	2005	392	C 100	9,283	Avg.	91%	100%	100%	8,448
Canopy	2005	24	C 100	211	Avg.	91%	100%	100%	192
Shed	2016	140	E 100	1,050	Avg.	97%	100%	100%	1,018
814 SFLA		41.28 = $/SFLA (4)					Outbuilding Total		37,801

Accpt Land 58,000 **Accepted Bldg** 71,000 **Total** 129,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1984
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
477	$/LF -Water Frontage	150.00	71,550	100%		71,550
4.77	Acres-Water Acreage	.00		100%		0
0.88	Acres-Road Frontage	3,000.00	2,640	100%		2,640
3.58	Acres-Back Land	500.00	1,790	100%		1,790
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 11.23		22,349.07 Per Acre		Land Total		250,980

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	957 Sqft	Grade B 100	Base	171,132
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-752
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Standard	Standard	Average	Basic	181,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	143,386

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1986	14	B 100	2,365	Avg.	79%	100%	100%	1,868
1 Fr	1986	340	B 100	23,885	Avg.	79%	100%	100%	18,869
Att Gar	1986	464	B 100	12,850	Avg.	79%	100%	100%	10,152
(U)Basement	1986	340	B 100	7,181	Avg.	79%	100%	100%	5,673
Patio	2008	400	B 100	2,556	Avg.	93%	100%	100%	2,377
Gar	2008	1024	B 100	33,630	Avg.	93%	100%	100%	31,276
1,675 SFLA		85.60 = $/SFLA (4)				Outbuilding Total			70,215

Accpt Land 251,000 **Accepted Bldg** 214,000 **Total** 465,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/20/2015
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
35.84	Acres-Back Land	500.00	17,920	100%		17,920
8.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 55.84		1,574.50 Per Acre		Land Total		87,920

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,504 Sqft	Grade C 110	Base	137,109
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-562
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Standard	Standard	Average	Basic	142,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	107,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1980	60	C 110	2,282	Avg.	75%	100%	100%	1,712
Open Fr Porch	1980	26	C 110	678	Avg.	75%	100%	100%	508
Deck	1980	120	C 110	1,188	Avg.	75%	100%	100%	891
Gar	1980	576	C 110	15,764	Avg.	75%	100%	100%	11,823
Shed	2002	96	E 100	720	Avg.	89%	100%	100%	641
Gar	2003	720	C 100	17,914	Avg.	89%	100%	100%	15,943
1,504 SFLA		71.17 = $/SFLA (4)				Outbuilding Total			31,518

Accpt Land 88,000 **Accepted Bldg** 139,000 **Total** 227,000

Map/Lot: R18 24
Account: 1828 Card: 1 of 1 Location: 349 HOAK RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND RP
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.45	Acres-Landlocked/Rear	200.00	2.690	100%		2.690
12.00	Acres-Under Water	.00		100%		0
Total Acres 25.45		105.70 Per Acre		Land Total		2,690

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: R18 63
Account: 1829 Card: 1 of 1 Location: 512 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/21/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.25	Acres-Road Frontage	3,000.00	6,750	100%		6,750
3.35	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.60		6,151.32 Per Acre		Land Total		46,750

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,242 Sqft	Grade C 100	Base	107,140
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,851
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	117,336

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	80,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1971	20	C 100	692	Avg.	69%	100%	100%	477
Overhang	1971	20	C 100	692	Avg.	69%	100%	100%	477
Entry	1971	30	C 100	1,050	Avg.	69%	100%	100%	724
Deck	2006	140	C 100	1,260	Avg.	91%	100%	100%	1,147
1,242 SFLA		65.19 = $/SFLA (4)				Outbuilding Total			2,825

Accpt Land 47,000 **Accepted Bldg** 84,000 **Total** 131,000

Map/Lot: R21 17A-4
Account: 1830 Card: 1 of 1 Location: 230 BOWMAN DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	09/01/1977
Sale Price	10,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	30%		5,400
11.30	Acres-Back Land	500.00	5,650	100%		5,650
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 15.30		735.29 Per Acre		Land Total		11,250

Accpt Land 11,000 **Accepted Bldg** 0 **Total** 11,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
3.50	Acres-Road Frontage	3,000.00	10,500	100%		10,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.50		9,636.36 Per Acre		Land Total		53,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	624 Sqft	Grade C 100	Base	99,570
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,627
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	Standard	Standard	Average	Basic	101,197

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1955	240	C 100	12,773	Avg.	62%	100%	100%	7,919
Deck	1955	191	C 100	1,719	Avg.	62%	100%	100%	1,066
Entry	1955	108	C 100	3,780	Avg.	62%	100%	100%	2,344
Gar	1955	572	C 100	14,231	Avg.	62%	100%	100%	8,823
Shed	1955	256	E 100	1,920	Avg.	62%	100%	100%	1,190
Shed	1856	432	E 100	3,240	Avg.	62%	100%	100%	2,009
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,092 SFLA		57.46 = $/SFLA (4)					Outbuilding Total		23,689

Accpt Land 53,000 **Accepted Bldg** 86,000 **Total** 139,000

Map/Lot: R15 57B
Account: 1832 Card: 1 of 1 Location: 323 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/02/2004
Sale Price	161,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.26	Acres-Road Frontage	3,000.00	780	100%		780
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.26		18,044.25 Per Acre		Land Total		40,780

Dwelling Description **Replacement Cost New**

Bi Level	One Story	724 Sqft	Grade C 100	Base	75,723
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	84,148

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	58,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1971	936	C 100	80,693	Avg.	69%	100%	100%	55,678
1 Fr	1971	27	C 100	1,437	Avg.	69%	100%	100%	992
Open Fr Porch	1971	99	C 100	2,344	Avg.	69%	100%	100%	1,617
Gar	1983	720	E 100	13,436	Avg.	77%	100%	100%	10,346
Swimming Pool	1984	702	C 100	24,177	Avg.	70%	60%	100%	10,154
Patio	1984	1026	C 100	4,966	Avg.	70%	60%	100%	2,086
724 SFLA		80.20 = $/SFLA (4)				Outbuilding Total			80,873

Accpt Land 41,000 **Accepted Bldg** 139,000 **Total** 180,000

Map/Lot: R14 63A
Account: 1833 Card: 1 of 1 Location: 401 MILLER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/29/2008
Sale Price	138,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.50		16,600.00 Per Acre		Land Total		41,500

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	134,251
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-600
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	128,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	100,519

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1985	128	C 100	1,152	Avg.	78%	100%	100%	899
Deck	1985	128	C 100	1,152	Avg.	78%	100%	100%	899
Open Fr Porch	1985	56	C 100	1,326	Avg.	78%	100%	100%	1,034
Shed	1985	80	C 100	800	Avg.	78%	100%	100%	624
Shed	1985	64	C 100	640	Avg.	78%	100%	100%	499
Carport	2009	720	C 100	7,020	Avg.	93%	100%	100%	6,529
1,764 SFLA		56.98 = $/SFLA (4)				Outbuilding Total			10,484

Accpt Land 42,000 **Accepted Bldg** 111,000 **Total** 153,000

Map/Lot: R 7 39
Account: 1834 Card: 1 of 1 Location: 53 GLENHURST LN

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/09/2008
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	27,519.44	41,279	50%		20,640
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		27,093.33 Per Acre			Land Total	40,640

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	594 Sqft	Grade C 100	Base	85,543
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,328
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
1856	1974	Standard	Standard	Average	Basic	86,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	53,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1856	210	C 100	11,176	Avg.	62%	100%	100%	6,929
(U)Attic	1856	210	C 100	1,890	Avg.	62%	100%	100%	1,172
Shed	1856	70	C 100	700	Avg.	62%	100%	100%	434
Deck	1856	96	C 100	864	Avg.	62%	100%	100%	536
Shed	1856	221	E 100	1,658	Avg.	62%	100%	100%	1,028
Shed	1856	56	E 100	420	Avg.	62%	100%	100%	260
891 SFLA		60.45 = $/SFLA (4)					Outbuilding Total		10,359

Accpt Land 41,000 **Accepted Bldg** 64,000 **Total** 105,000

Neighborhood 9	Residential Stream 2
Tree Growth	1995
Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	
Street	Paved

Reference 1	FARMLAND 1995
Reference 2	FARMLAND 1995
Tran/Land/Bldg	2 4 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.72	Acres-Crop/Blueberry F&O	450.00	3,024	100%		3,024
Total Acres 6.72		450.00 Per Acre			Land Total	3,024

Accpt Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Map/Lot: R14 22
Account: 1836 Card: 1 of 1 Location: 860 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/06/2018
Sale Price	52,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.61	Acres-Road Frontage	3,000.00	1,830	100%		1,830
9.50	Acres-Back Land	500.00	4,750	100%		4,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.11		3,846.41 Per Acre			Land Total	46,580

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,344 Sqft	Grade D 100	Base	95,318
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	86,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	83%	50%	100%	36,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	96	E 100	648	Poor	63%	100%	100%	408
1.5 Gar	1998	576	E 100	13,647	Avg.	86%	100%	100%	11,736
Entry	2001	360	E 100	9,450	Poor	80%	100%	100%	7,560
Deck	2001	60	E 100	405	Poor	80%	100%	100%	324
Shed	2008	64	E 100	480	Poor	87%	100%	100%	418
Gar	1974	800	E 100	14,928	Poor	50%	50%	100%	3,732
1,344 SFLA		26.80 = $/SFLA (4)					Outbuilding Total		24,178

Accpt Land 47,000 **Accepted Bldg** 60,000 **Total** 107,000

Map/Lot: R16 43
Account: 1837 Card: 1 of 2 Location: 242 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	10,765.40	19,378	100%		19,378
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 1.80		29,654.44 Per Acre		Land Total		53,378

Dwelling Description **Replacement Cost New**

Bi Level	One Story	880 Sqft	Grade D 100	Base	71,247
Exterior	Tempered Hardboard	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	0
Fin. Basement Area	880 Sqft, Grade E	Basement Gar	None	Fin Bsmt	13,200
Heating	100% Electric	Cooling	0% None	Heat	-251
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,158
Attic	None			Attic	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	Standard	Standard	Average	Basic	87,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	63,768

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1977	34	D 100	988	Avg.	73%	200%	100%	1,442
Entry	1977	120	D 100	3,528	Avg.	73%	100%	100%	2,575
Gar	1977	576	D 100	12,038	Avg.	73%	100%	100%	8,788
Deck	1977	64	D 100	484	Avg.	73%	100%	100%	353
Shed	1999	96	E 100	720	Avg.	87%	100%	100%	626
Enclosed Fr Porch	1999	144	E 100	4,950	Avg.	87%	100%	100%	4,306
Shed	1977	160	E 100	1,200	Avg.	73%	100%	100%	876
Champion M/H	1977	12X66	C 100	36,432	Fair	40%	100%	100%	14,573
Deck	1977	64	E 100	432	Fair	64%	100%	100%	276
Shed	1977	64	E 100	480	Avg.	73%	100%	100%	350
1,672 SFLA		38.14 = $/SFLA (4)					Outbuilding Total		34,165

Accpt Land 53,000 **Accepted Bldg** 98,000 **Total** 151,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2000	720	E 100	13,436	Avg.	87%	100%	100%	11,689
Shed	2000	64	E 100	480	Avg.	87%	100%	100%	418
Shed	2000	56	E 100	420	Avg.	87%	100%	100%	365
1,672 SFLA		38.14 = $/SFLA (4)				Outbuilding Total			12,472

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	53,000	98,000	151,000	53,000	98,000	151,000
2	0	12,000	12,000	0	12,000	12,000
TOTAL	53,000	110,000	163,000	53,000	110,000	163,000

Map/Lot: R15 51A
Account: 1838 Card: 1 of 1 Location: 179 QUARRY HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	02/01/1976
Sale Price	1,800
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	Acres-Back Land	500.00	17,000	100%		17,000
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
Total Acres 40.00		440.00 Per Acre		Land Total		17,600

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: U14 12
Account: 1839 Card: 1 of 1 Location: 1060 WINSLOWS MILLS RD

Neighborhood 2	Rural Paved 2
Zoning/Use	WELLHEAD PROTECTION SHORELAND RP
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	06/01/1976
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.19	Acres-Back Land	500.00	10.595	100%		10.595
Total Acres 21.19		500.00 Per Acre		Land Total		10,595

Accpt Land	11,000	**Accepted Bldg**	0	**Total**	11,000

Map/Lot: R16 28A
Account: 1840 Card: 1 of 1 Location: 739 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 RYAN TEMPLE
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Baselot (Frct)	30,851.69	12,341	100%		12,341
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.40		80,852.50 Per Acre			Land Total	32,341

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	816 Sqft	Grade E 100	Base	76,653
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,614
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	72,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	52,588

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1988	272	E 100	4,831	Fair	73%	100%	100%	3,527
1 Fr	1988	256	E 100	10,218	Fair	73%	100%	100%	7,459
1,224 SFLA		42.96 = $/SFLA (4)					Outbuilding Total		10,986

Accpt Land 32,000 **Accepted Bldg** 64,000 **Total** 96,000

Map/Lot: R16 58A
Account: 1841 Card: 1 of 1 Location: 391 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1986
Sale Price	1,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Back Land	500.00	490	100%		490
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 0.98		12,744.90 Per Acre		Land Total		12,490

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1995	120	E 100	900	Fair	79%	100%	100%	711
						Outbuilding Total			711

Accpt Land 12,000 **Accepted Bldg** 700 **Total** 12,700

Map/Lot: R16 41
Account: 1842 Card: 1 of 2 Location: 1194 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 3
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
26.00	Acres-Back Land	500.00	13,000	100%		13,000
12.00	Acres-Under Water	.00		100%		0
2.00	# -Per Unit	12,000.00	24,000	100%		24,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 50.00		2,180.00 Per Acre		Land Total		109,000

Dwelling Description — Replacement Cost New

Cape Cod	One & 1/2 Story	644 Sqft	Grade C 100	Base	88,641
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	1967	Standard	Standard	Average	Basic	86,213

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	53,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	70	C 100	3,725	Avg.	62%	100%	100%	2,309
Enclosed Fr Porch	1900	189	C 100	8,662	Avg.	62%	100%	100%	5,370
Entry	1900	30	C 100	1,050	Avg.	62%	100%	100%	651
Gar	1900	1176	E 100	21,944	Fair	54%	100%	100%	11,850
12Mobile Home	1978	12X40	D 100	17,640	Poor	30%	100%	100%	5,292
2 Barn	1900	2520	E 100	57,550	Poor	46%	60%	100%	15,884
Pole Barn	1900	2400	E 100	28,260	Poor	46%	60%	100%	7,800
1 Fr	1996	720	E 100	28,738	Fair	80%	100%	100%	22,990
1.5 Barn	1900	720	E 100	12,890	Fair	54%	100%	100%	6,961
Shed	1900	320	E 100	2,400	Fair	54%	100%	100%	1,296
1,446 SFLA		36.97 = $/SFLA (4)					Outbuilding Total		80,403

Accpt Land 109,000 **Accepted Bldg** 134,000 **Total** 243,000

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Shed	1900	182	E 100	2,211	Fair	54%	100%	100%	1,194
3 Barn	1900	5760	E 100	185,156	Poor	46%	20%	100%	17,034
3 Barn	1900	400	E 100	12,858	Poor	46%	20%	100%	1,183
Shed	1900	144	E 100	1,080	Fair	54%	100%	100%	583
Enclosed Fr Porch	1900	48	E 100	1,650	Fair	54%	100%	100%	891
Shed	1900	486	E 100	3,645	Fair	54%	100%	100%	1,968
1,446 SFLA		36.97 = $/SFLA (4)					Outbuilding Total		22,853

Accpt Land 0 **Accepted Bldg** 23,000 **Total** 23,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	109,000	134,000	243,000	109,000	134,000	243,000
2	0	23,000	23,000	0	23,000	23,000
TOTAL	109,000	157,000	266,000	109,000	157,000	266,000

Map/Lot: R23 35- 3
Account: 1843 Card: 1 of 1 Location: 2330 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1983
Sale Price	5,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
0.06	Acres-Back Land	500.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.06		14,062.09 Per Acre			Land Total	43,030

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	816 Sqft	Grade C 100	Base	124,694
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,224	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	Standard	Standard	Average	Basic	124,694

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	77%	90%	100%	86,413

Accpt Land 43,000 **Accepted Bldg** 86,000 **Total** 129,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2016
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
8.50	Acres-Back Land	500.00	4,250	100%		4,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.00		4,062.50 Per Acre			Land Total	48,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,067 Sqft	Grade C 110	Base	134,198
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,622
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	138,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	85%	100%	108,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1975	780	C 100	19,406	Avg.	72%	100%	100%	13,972
1.5 Gar	1870	851	E 100	20,162	Fair	54%	100%	100%	10,887
Shed	1870	276	E 100	2,070	Fair	54%	100%	100%	1,118
Shed	1870	144	E 100	1,080	Fair	54%	100%	100%	583
Shed	1870	209	E 100	1,568	Fair	54%	100%	100%	847
Shed	1870	160	E 100	1,200	Fair	54%	100%	100%	648
Open Fr Porch	2007	60	C 110	1,563	Avg.	92%	100%	100%	1,438
Entry	2007	30	C 110	1,155	Avg.	92%	100%	100%	1,063
Deck	2007	60	C 110	594	Avg.	92%	100%	100%	546
Deck	2017	240	C 110	2,376	Avg.	97%	100%	100%	2,305
1,600 SFLA		67.88 = $/SFLA (4)					Outbuilding Total		33,407

Accpt Land 49,000 **Accepted Bldg** 142,000 **Total** 191,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/09/2010
Sale Price	106,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Baselot (Frct)	12,836.05	17,970	100%		17,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.40		27,121.43 Per Acre		Land Total		37,970

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	936 Sqft	Grade C 100	Base	89,020
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,395
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,680
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	Standard	Standard	Average	Basic	95,095

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	65,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1971	80	E 100	600	Fair	59%	100%	100%	354
Open Shed	2006	160	E 100	960	Avg.	91%	100%	100%	874
936 SFLA		70.10 = $/SFLA (4)				Outbuilding Total			1,228

Accpt Land 38,000 **Accepted Bldg** 67,000 **Total** 105,000

Map/Lot: R16 59
Account: 1846 Card: 1 of 1 Location: 441 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.00	Acres-Back Land	500.00	11.000	100%		11,000
6.00	Acres-Under Water	.00		100%		0
Total Acres 28.00		392.86 Per Acre		Land Total		11,000

Accpt Land 11,000 **Accepted Bldg** 0 **Total** 11,000

Map/Lot: R 6 7A
Account: 1847 Card: 1 of 3 Location: 99 HAHN RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2 1981 BENCHMARK 14 X 56
Tran/Land/Bldg 5 5 4
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
4.50	Acres-Road Frontage	3,000.00	13,500	100%		13,500
34.50	Acres-Back Land	500.00	17,250	100%		17,250
12.00	Acres-Under Water	.00		100%		0
3.00	# -Per Unit	12,000.00	36,000	100%		36,000
3.00	# -Apartment	2,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 53.00		2,132.08 Per Acre		Land Total		113,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,196 Sqft	Grade E 100	Base	81,245
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1196 Sqft, Grade C	Basement Gar	None	Fin Bsmt	23,920
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13				
Bedrooms	7	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	8,460
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Average	Basic	113,625

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	85,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1981	132	E 100	4,538	Avg.	75%	100%	100%	3,404
Overhang	1981	138	E 100	3,580	Avg.	75%	100%	100%	2,685
Open Fr Porch	1981	128	E 100	2,273	Avg.	75%	100%	100%	1,705
Enclosed Fr Porch	1981	384	E 100	13,199	Avg.	75%	100%	100%	9,899
Att Gar	1981	640	E 100	10,070	Avg.	75%	100%	100%	7,552
1 Fr	1981	640	E 100	25,546	Avg.	75%	100%	100%	19,160
(F) Gar	1981	960	E 100	36,000	Avg.	75%	100%	100%	27,000
Deck	1981	84	E 100	567	Avg.	75%	100%	100%	425
1,196 SFLA		71.25 = $/SFLA (4)					Outbuilding Total		71,830

Accpt Land 113,000 **Accepted Bldg** 157,000 **Total** 270,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel
Reference 1	988 181 1227 224 3-5-79
Reference 2	1981 BENCHMARK 14 X 56
Tran/Land/Bldg	5 0 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	832 Sqft	Grade E 100	Base	88,767
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,705
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
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
1985	0	Standard	Standard	Average	Basic	84,062

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	65,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1985	25	E 100	444	Avg.	78%	100%	100%	346
Enclosed Fr Porch	1985	80	E 100	2,750	Avg.	78%	100%	100%	2,145
Gar	1987	528	E 100	9,853	Avg.	79%	100%	100%	7,784
1.5 Fr	1997	360	E 100	18,247	Avg.	86%	100%	100%	15,692
1,456 SFLA		45.03 = $/SFLA (4)					Outbuilding Total		25,967

Accpt Land	0	**Accepted Bldg**	92,000	**Total**	92,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel
Reference 1	988 181 1227 224 3-5-79
Reference 2	1981 BENCHMARK 14 X 56
Tran/Land/Bldg	5 0 2
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Dwelling Description — **Replacement Cost New**

Ranch	One Story	528 Sqft	Grade E 100	Base	47,573
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-2,986
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,477
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	1996	Standard	Standard	Fair	Basic	48,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	34,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1986	288	E 100	11,495	Fair	72%	100%	100%	8,276
Benchmark M/H	1981	14X52	C 100	31,148	Poor	30%	100%	100%	9,344
1 Fr	1943	240	E 100	9,580	Fair	54%	100%	100%	5,173
Shed	1996	154	E 100	1,155	Fair	80%	100%	100%	924
1 Fr	1999	416	E 100	16,605	Fair	83%	100%	100%	13,782
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
1,256 SFLA		27.55 = $/SFLA (4)					Outbuilding Total		37,837

Accpt Land	0	**Accepted Bldg**	72,000	**Total**	72,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	113,000	157,000	270,000	113,000	157,000	270,000
2	0	92,000	92,000	0	92,000	92,000
3	0	72,000	72,000	0	72,000	72,000
TOTAL	113,000	321,000	434,000	113,000	321,000	434,000

Map/Lot: R16 58
Account: 1848 Card: 1 of 1 Location: 327 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
37.00	Acres-Back Land	500.00	18,500	100%		18,500
2.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 51.00		1,735.29 Per Acre		Land Total		88,500

Dwelling Description — Replacement Cost New

Cape Cod	One & 1/2 Story	667 Sqft	Grade C 110	Base	99,500
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,766
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
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
1900	0	Standard	Standard	Average	Basic	96,734

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	300	C 110	17,563	Avg.	62%	100%	100%	10,889
Enclosed Fr Porch	1900	96	C 110	4,840	Avg.	62%	100%	100%	3,001
Quonset Metal	1965	1440	C 100	22,104	Avg.	65%	100%	100%	14,368
Open Shed	1900	1320	E 100	7,920	Poor	46%	100%	100%	3,643
1,000 SFLA		59.98 = $/SFLA (4)					Outbuilding Total		31,901

Accpt Land 89,000 **Accepted Bldg** 92,000 **Total** 181,000

Map/Lot: R18 59
Account: 1849 Card: 1 of 1 Location: 7 REED LN

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1970 HOLLY 12X65 1970 STATE 12X60
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.65	Acres-Road Frontage	3,000.00	7,950	100%		7,950
91.32	Acres-Back Land	500.00	45,660	100%		45,660
2.00	Acres-Under Water	.00		100%		0
2.00	# -Per Unit	12,000.00	24,000	100%		24,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 97.97		1,200.47 Per Acre			Land Total	117,610

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	768 Sqft	Grade C 100	Base	78,483
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,840
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	Standard	Standard	Fair	Basic	82,323

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	44,454

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1900	72	C 100	2,520	Fair	54%	100%	100%	1,361
Open Shed	1989	288	E 100	1,728	Avg.	80%	100%	100%	1,382
Gar	1984	576	E 100	10,748	Avg.	77%	100%	100%	8,276
Burlington M/H	1980	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
Deck	2006	96	E 100	648	Avg.	91%	100%	100%	590
Shed	2006	64	E 100	480	Avg.	91%	100%	100%	437
Skyline M/H	1971	12X60	C 100	33,120	Poor	30%	100%	100%	9,936
Deck	1971	104	E 100	702	Poor	47%	100%	100%	330
2,412 SFLA		18.43 = $/SFLA (4)				Outbuilding Total			42,059

Accpt Land 118,000 **Accepted Bldg** 87,000 **Total** 205,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.37	Acres-Back Land	500.00	1,685	100%		1,685
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.37		7,762.57 Per Acre		Land Total		41,685

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,794 Sqft	Grade E 75	Base	80,344
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,019
					0
					0
Foundation	Posts	Basement	None	Basement	-7,609
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	73,754

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	56,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1986	480	E 100	8,956	Fair	72%	100%	100%	6,448
Shed	1992	96	E 100	720	Fair	77%	100%	100%	554
Open Fr Porch	2016	270	E 100	4,796	Fair	96%	100%	100%	4,604
1,794 SFLA		31.66 = $/SFLA (4)				Outbuilding Total			11,606

Accpt Land 42,000 **Accepted Bldg** 68,000 **Total** 110,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/09/2008
Sale Price	52,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
0.02	Acres-Back Land	500.00	10	100%		10
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.52		10,511.06 Per Acre		Land Total		47,510

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	104,501
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,137
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	101,364

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	54,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	416	C 100	22,140	Fair	54%	100%	100%	11,956
(U)Basement	1900	416	C 100	6,656	Fair	54%	100%	100%	3,594
Shed	1900	824	C 100	8,240	Fair	54%	100%	100%	4,450
1,248 SFLA		43.86 = $/SFLA (4)					Outbuilding Total		20,000

Accpt Land	48,000	Accepted Bldg	75,000	Total	123,000

Map/Lot: R18 29
Account: 1852 Card: 1 of 1 Location: 1696 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1986
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Baselot (Frct)	25,006.06	13,503	100%		13,503
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.54		62,042.59 Per Acre		Land Total		33,503

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	663 Sqft	Grade C 110	Base	100,144
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,749
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	1988	Standard	Standard	Average	Basic	99,463

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1900	21	C 110	2,957	Avg.	62%	100%	100%	1,833
Deck	1900	192	C 110	1,901	Avg.	62%	100%	100%	1,179
Shed	1900	120	E 100	900	Fair	54%	100%	100%	486
1 Fr	2003	210	C 110	12,294	Avg.	89%	100%	100%	10,942
Crawl Space	2003	210	C 110	1,155	Avg.	89%	100%	100%	1,028
994 SFLA		62.04 = $/SFLA (4)					Outbuilding Total		15,468

Accpt Land 34,000 **Accepted Bldg** 77,000 **Total** 111,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1986
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
22.53	Acres-Back Land	500.00	11,265	100%		11,265
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 25.03		2,108.07 Per Acre			Land Total	52,765

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	928 Sqft	Grade C 110	Base	123,363
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,697
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-521
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,213

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	92,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1988	294	C 100	2,940	Avg.	80%	100%	100%	2,352
1.5 Gar	1989	728	C 100	22,998	Avg.	80%	100%	100%	18,398
Deck	2004	407	C 100	3,663	Avg.	90%	100%	100%	3,297
Shed	2005	208	C 100	2,080	Avg.	91%	100%	100%	1,893
1,392 SFLA		66.52 = $/SFLA (4)					Outbuilding Total		25,940

Accpt Land 53,000 **Accepted Bldg** 119,000 **Total** 172,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1993
Sale Price	63,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	FLOOD ZONE		
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Baselot (Frct)	160,864	65,954	60%		39,573
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.41		133,104.88 Per Acre		Land Total		54,573

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	899 Sqft	Grade C 100	Base	123,173
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-3,389
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	None			Attic	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	Standard	Standard	Fair	Basic	123,544

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	63,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1997	600	E 100	9,441	Avg.	86%	100%	100%	8,119
Walk-In Cooler 200	2003	1	E 100	15,319	Avg.	89%	100%	100%	13,634
1.5 Shed	2009	225	E 100	2,144	Avg.	93%	100%	100%	1,994
Deck	2014	320	C 100	2,880	Avg.	96%	100%	100%	2,765
1,573 SFLA		40.29 = $/SFLA (4)				Outbuilding Total			26,512

Accpt Land	55,000	**Accepted Bldg**	90,000	**Total**	145,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/31/2003
Sale Price	84,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	105,489	23,208	50%		11,604
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.22		125,472.73 Per Acre		Land Total		27,604

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,060 Sqft	Grade C 110	Base	106,477
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-6,588
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,737
Rooms	4				
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	2003	Standard	Standard	Good	Basic	101,626

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	69,106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1950	20	C 110	770	Good	68%	100%	100%	524
Gar	1960	384	E 100	7,166	Good	71%	100%	100%	5,088
Shed	1950	48	E 100	360	Poor	46%	100%	100%	166
1,060 SFLA		65.19 = $/SFLA (4)					Outbuilding Total		5,778

Accpt Land 28,000 **Accepted Bldg** 75,000 **Total** 103,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/22/2005
Sale Price	316,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
37.77	Acres-Back Land	500.00	18,885	100%		18,885
45.00	Acres-Wasteland/Bog	100.00	4,500	100%		4,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 87.77		824.71 Per Acre			Land Total	72,385

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	962 Sqft	Grade C 100	Base	89,754
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,924
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	16,902
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	Standard	Standard	Average	Basic	104,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	64,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1850	80	C 100	720	Avg.	62%	100%	100%	446
1.5 Shed	1930	500	E 100	4,762	Fair	54%	100%	100%	2,571
Open Shed	1930	400	E 100	2,400	Fair	54%	100%	100%	1,296
Shed	1930	192	E 100	1,440	Fair	54%	100%	100%	778
1.75 Barn	1975	1040	E 100	21,115	Avg.	72%	100%	100%	15,203
Entry	2008	160	C 100	5,600	Avg.	93%	100%	100%	5,208
Gar	2008	936	C 100	23,288	Avg.	93%	100%	100%	21,658
(F) Gar	2008	702	C 100	35,100	Avg.	93%	80%	100%	26,114
962 SFLA		67.50 = $/SFLA (4)					Outbuilding Total		73,274

Accpt Land	72,000	Accepted Bldg	138,000	Total	210,000

Map/Lot: R15 51D
Account: 1857 Card: 1 of 1 Location: 636 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.48	Acres-Back Land	500.00	1.740	100%		1,740
Total Acres 3.48		500.00 Per Acre		Land Total		1,740

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/19/2007
Sale Price	157,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1986 PINEGROVE 24 X 52
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Frct)	18,508.29	15,362	100%		15,362
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.83		42,604.82 Per Acre			Land Total	35,362

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,248 Sqft	Grade D 100	Base	90,311
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	92,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	73,217

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1979	144	E 100	1,080	Fair	66%	100%	100%	713
Shed	1979	60	E 100	450	Fair	66%	100%	100%	297
Shed	1993	160	E 100	1,200	Avg.	83%	100%	100%	996
Deck	1996	416	C 100	3,744	Avg.	85%	100%	100%	3,182
Swimming Pool	1996	648	C 100	22,317	Avg.	85%	60%	100%	11,381
Patio	1996	600	C 100	2,904	Avg.	85%	60%	100%	1,481
Gar	2001	832	C 100	20,700	Avg.	88%	100%	100%	18,216
1,248 SFLA		58.67 = $/SFLA (4)				Outbuilding Total			36,266

Accpt Land 35,000 **Accepted Bldg** 109,000 **Total** 144,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/08/2018
Sale Price	172,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.74	Acres-Road Frontage	3,000.00	5,220	100%		5,220
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.74		12,090.91 Per Acre			Land Total	45,220

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,328 Sqft	Grade C 100	Base	142,580
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,968
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Fair	Basic	152,093

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	82,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1880	208	C 100	9,533	Fair	54%	100%	100%	5,148
1 Fr	1880	322	C 100	17,137	Fair	54%	100%	100%	9,254
1.5 Att Gar	1880	543	C 100	14,466	Fair	54%	100%	100%	7,812
2.5 Barn	1880	900	C 100	32,994	Fair	54%	100%	100%	17,817
Shed	1880	132	E 100	990	Poor	46%	100%	100%	455
Shed	1880	288	E 100	2,160	Poor	46%	100%	100%	994
Open Shed	1880	120	E 100	720	Poor	46%	100%	100%	331
Open Shed	1880	600	E 100	3,600	Poor	46%	100%	100%	1,656
Canopy	1880	160	E 100	1,056	Poor	46%	100%	100%	486
Shed	1995	896	E 100	6,720	Avg.	84%	100%	100%	5,645
1,992 SFLA		41.23 = $/SFLA (4)				Outbuilding Total			49,598

Accpt Land 45,000 **Accepted Bldg** 132,000 **Total** 177,000

Map/Lot: R 6 8E-25
Account: 1860 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 25

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	05/04/2016
Sale Price	2,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	1987 OXFORD 14 X 56 4-1-10
Tran/Land/Bldg	1 2 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 21

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford Economy	1987	14X56	C 100	33,544	Avg.	51%	100%	100%	17,107
Deck	2009	126	C 100	1,134	Fair	91%	100%	100%	1,032
Deck	2009	32	C 100	288	Fair	91%	100%	100%	262
784 SFLA		126.58 = $/SFLA (4)				Outbuilding Total			18,401

Accpt Land 0 **Accepted Bldg** 18,000 **Total** 18,000

Map/Lot: R23 44A
Account: 1861 Card: 1 of 1 Location: 75 STONEYWOODS RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		9,750.00 Per Acre		Land Total		39,000

Dwelling Description

					Replacement Cost New
Ranch	Two Story	1,120 Sqft	Grade E 100	Base	121,716
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	105,747

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	2004	80	E 100	2,075	Avg.	90%	100%	100%	1,868
Open Fr Porch	2005	200	E 100	3,552	Avg.	91%	100%	100%	3,232
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
1 Fr	2015	196	E 100	7,823	Avg.	97%	100%	100%	7,588
2 Gar	2015	1120	E 100	33,852	Avg.	97%	100%	100%	32,836
2,240 SFLA		47.21 = $/SFLA (4)					Outbuilding Total		45,862

Accpt Land 39,000 **Accepted Bldg** 152,000 **Total** 191,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/28/2011
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	6 6 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	60%	Access	27,000
15.75	Acres-Back Land	500.00	7,875	100%		7,875
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 21.75		1,621.84 Per Acre			Land Total	35,275

Accpt Land	35,000	**Accepted Bldg**	0	**Total**	35,000

Map/Lot: R 3 53
Account: 1863 Card: 1 of 1 Location: 64 DUCKPUDDLE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1989
Sale Price	82,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.07	Acres-Road Frontage	3,000.00	210	100%		210
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	R/W -Right of Way	10,000.00	10,000	50%		5,000
Total Acres 2.07		21,840.58 Per Acre		Land Total		45,210

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 110	Base	106,201
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	106,201

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	77,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1977	56	C 110	554	Avg.	73%	100%	100%	404
Gar	1984	576	C 100	14,331	Avg.	77%	100%	100%	11,035
1,056 SFLA		73.42 = $/SFLA (4)				Outbuilding Total			11,439

Accpt Land	45,000	Accepted Bldg	89,000	Total	134,000

Map/Lot: R 6 7B
Account: 1864 Card: 1 of 1 Location: 187 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/2001
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.53	Acres-Baselot (Frct)	12,062.49	18,456	100%		18,456
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.53		25,134.64 Per Acre			Land Total	38,456

Dwelling Description

				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade C 110	Base	100,505
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,098
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-370
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
1973	0	Standard	Standard	Average	Basic	101,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	70,863

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1973	80	C 110	4,033	Avg.	70%	100%	100%	2,823
Gar	1973	384	C 110	10,509	Avg.	70%	100%	100%	7,356
Deck	1973	60	C 110	594	Avg.	70%	100%	100%	416
Deck	1973	50	C 110	495	Avg.	70%	100%	100%	346
988 SFLA		71.72 = $/SFLA (4)					Outbuilding Total		10,941

Accpt Land 38,000 **Accepted Bldg** 82,000 **Total** 120,000

Map/Lot: R 2 66
Account: 1865 Card: 1 of 1 Location: 645 DUTCH NECK RD

Neighborhood	5 Residential 2
Tree Growth	1997
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/06/2012
Sale Price	380,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	OPEN SPACE 1997		
Reference 2	OPEN SPACE 1997		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
400	$/LF -Water Frontage	100.00	40,000	5%	Restrictio	2,000
4.00	Acres-Water Acreage	.00		100%		0
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
14.00	Acres-Landlocked/Rear	200.00	2,800	25%	Restrictio	700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.00		2,327.27 Per Acre		Land Total		51,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2014	1040	C 110	28,463	Avg.	96%	100%	100%	27,324
(F) Gar	2014	780	C 110	42,900	Avg.	96%	100%	100%	41,184
						Outbuilding Total			68,508

Accpt Land	51,000	**Accepted Bldg**	69,000	**Total**	120,000

Map/Lot: U 5 12
Account: 1866 Card: 1 of 1 Location: 1689 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/15/2012
Sale Price	109,300
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
1.46	Acres-Road Frontage	3,000.00	4,380	100%		4,380
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.96		23,510.20 Per Acre		Land Total		46,080

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	682 Sqft	Grade C 110	Base	100,801
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Average	Basic	100,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	62,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1947	42	C 110	2,118	Avg.	62%	100%	100%	1,313
Gar	1947	280	C 110	7,663	Avg.	62%	100%	100%	4,751
1.5 Barn	1800	540	C 100	12,890	Avg.	80%	100%	100%	10,312
1,023 SFLA		61.09 = $/SFLA (4)					Outbuilding Total		16,376

Accpt Land 46,000 **Accepted Bldg** 79,000 **Total** 125,000

Map/Lot: U 5 12A
Account: 1867 Card: 1 of 1 Location: 1691 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND SP
Topography Rolling
Utilities NoneSeptic System
Street Paved

Sale Data

Sale Date	10/18/2012
Sale Price	81,700
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
3.24	Acres-Road Frontage	3,000.00	9,720	100%		9,720
5.95	Acres-Back Land	500.00	2,975	100%		2,975
5.00	Acres-Wasteland/Bog	100.00	500	100%		500
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 14.69		7,365.21 Per Acre			Land Total	108,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1800	540	C 100	12,890	Avg.	80%	100%	100%	10,312
Warehouse 8	2014	2200	E 100	44,022	Avg.	96%	100%	100%	42,261
Warehouse 8	2014	4200	E 100	84,042	Avg.	96%	100%	100%	80,680
Warehouse 8	2014	3800	E 100	76,038	Avg.	96%	100%	100%	72,996
							Outbuilding Total		206,249

Accpt Land 108,000 **Accepted Bldg** 206,000 **Total** 314,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/01/1991
Sale Price	135,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
69	$/LF -Water Frontage	150.00	10,350	100%		10,350
0.24	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.74		209,932.43 Per Acre		Land Total		155,350

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	2,070 Sqft	Grade B 100	Base	268,110
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 1/2 Bmt	Basement	-10,301
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	8,525
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Good	Basic	277,455

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	258,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	192	E 100	1,440	Fair	54%	100%	100%	778
Pier	2016	216	B 100	11,405	Good	98%	100%	100%	11,177
Ramp	2016	96	C 100	2,160	Avg.	97%	100%	100%	2,095
Float	2016	100	C 100	3,675	Avg.	97%	100%	100%	3,565
Open Fr Porch	2005	106	B 100	3,313	Good	93%	100%	100%	3,081
Deck	2005	196	B 100	2,328	Good	93%	100%	100%	2,165
3,105 SFLA		83.10 = $/SFLA (4)				Outbuilding Total			22,861

Accpt Land	155,000	**Accepted Bldg**	281,000	**Total**	436,000

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
229	$/LF -Water Frontage	150.00	34,350	100%		34,350
2.29	Acres-Water Acreage	.00		100%		0
10.43	Acres-Back Land	500.00	5,215	100%		5,215
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 14.72		14,576.43 Per Acre		Land Total		214,565

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,512 Sqft	Grade C 110	Base	174,533
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	177,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	145,661

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1991	2	C 110	4,400	Avg.	82%	100%	100%	3,608
1 Fr	1991	120	C 110	7,025	Avg.	82%	100%	100%	5,760
(U)Basement	1991	120	C 110	2,112	Avg.	82%	100%	100%	1,732
Deck	1991	381	C 110	3,772	Avg.	82%	100%	100%	3,093
1.5 Gar	1991	672	C 110	23,351	Avg.	82%	100%	100%	19,148
Shed	1994	384	E 100	2,880	Avg.	84%	100%	100%	2,419
Shed	1994	110	E 100	825	Avg.	84%	100%	100%	693
Deck	1991	24	C 110	238	Avg.	82%	100%	100%	195
Deck	1991	48	C 110	475	Avg.	82%	100%	100%	390
2,268 SFLA		64.22 = $/SFLA (4)				Outbuilding Total			37,038

Accpt Land 215,000 **Accepted Bldg** 183,000 **Total** 398,000

Map/Lot: R15 67A
Account: 1870 Card: 1 of 1 Location: 251 QUARRY HILL RD

Neighborhood	3 Rural Dirt 2
Tree Growth	2012
Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/01/1992
Sale Price	60,200
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2012 (COASTAL)
Reference 2	FARMLAND 2012 (COASTAL)
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	15 70 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.00	Acres-Back Land	500.00	500	100%		500
7.00	Acres-Crop/Blueberry F&O	450.00	3,150	100%		3,150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.00		4,165.00 Per Acre			Land Total	41,650

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	900 Sqft	Grade C 110	Base	120,910
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1989	Standard	Standard	Good	Basic	125,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	85,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1780	226	C 110	11,394	Good	68%	100%	100%	7,748
1 Fr	1780	270	C 110	15,806	Good	68%	100%	100%	10,748
(U)Attic	1780	270	C 110	2,673	Good	68%	100%	100%	1,818
Shed	1780	1360	C 110	14,960	Good	68%	100%	100%	10,173
2.5 Barn	1780	1440	E 100	39,592	Fair	54%	100%	100%	21,380
1,350 SFLA		62.97 = $/SFLA (4)					Outbuilding Total		51,867

Accpt Land 42,000 **Accepted Bldg** 137,000 **Total** 179,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	06/01/1990
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
2.85	Acres-Road Frontage	3,000.00	8,550	100%		8,550
6.27	Acres-Back Land	500.00	3,135	100%		3,135
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.62		5,580.56 Per Acre		Land Total		53,685

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	934 Sqft	Grade C 110	Base	122,661
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,038
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Good	Basic	130,899

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	89,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	192	C 110	11,240	Good	68%	100%	100%	7,643
1.5 Barn	1830	792	E 100	14,179	Poor	46%	100%	100%	6,522
Shed	1830	576	E 100	4,320	Poor	46%	100%	100%	1,987
Open Fr Porch	1996	363	C 100	8,596	Avg.	85%	100%	100%	7,307
Deck	1996	128	C 100	1,152	Avg.	85%	100%	100%	979
Open Shed	2011	200	C 100	1,600	Avg.	94%	100%	100%	1,504
1,401 SFLA		63.53 = $/SFLA (4)					Outbuilding Total		25,942

Accpt Land 54,000 **Accepted Bldg** 115,000 **Total** 169,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Septic System
Street Right-Of-Way

Sale Data

Sale Date	09/01/1991
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	110,634	34,297	125%		42,871
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.31		189,906.45 Per Acre		Land Total		58,871

Dwelling Description

				Replacement Cost New	
Ranch	One Story	484 Sqft	Grade SC100	Base	45,503
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,737
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-726
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Average	Basic	42,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	27,326

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1996	120	C 100	6,386	Avg.	85%	100%	100%	5,428
484 SFLA		56.46 = $/SFLA (4)				Outbuilding Total			5,428

Accpt Land 59,000 **Accepted Bldg** 33,000 **Total** 92,000

Neighborhood 2	Rural Paved 2
Tree Growth	1999
Zoning/Use	RURAL SHORELAND LR
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	40,311
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1999		
Reference 2	TREE GROWTH 1999		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.50	Acres-Back Land	500.00	3,750	100%		3,750
76.00	Acres-Mixed Wood TG	408.00	31,008	100%		31,008
23.00	Acres-Hardwood TG	263.00	6,049	100%		6,049
12.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 120.50		670.60 Per Acre			Land Total	80,807

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,224 Sqft	Grade C 110	Base	169,136
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,511
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	177,817

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	144,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1990	72	C 110	1,876	Avg.	81%	100%	100%	1,520
1.5 Att Gar	1990	624	C 110	18,285	Avg.	81%	100%	100%	14,811
1.75 Barn	1997	720	C 110	21,439	Avg.	86%	100%	100%	18,438
2,142 SFLA		67.24 = $/SFLA (4)					Outbuilding Total		34,769

Accpt Land	81,000	Accepted Bldg	179,000	Total	260,000

Map/Lot: R 4 12D
Account: 1874 Card: 1 of 1 Location: 130 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1983
Sale Price	5,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Baselot (Frct)	21,501.49	14,406	100%		14,406
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.67		51,352.24 Per Acre		Land Total		34,406

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade D 100	Base	109,713
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	101,822

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	87,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1977	96	E 100	720	Avg.	73%	100%	100%	526
Open Fr Porch	2000	50	C 100	1,184	Avg.	87%	100%	100%	1,030
Deck	2000	192	C 100	1,728	Avg.	87%	100%	100%	1,503
Cover-It	2000	240	E 100	360	Avg.	87%	100%	100%	313
1,620 SFLA		54.05 = $/SFLA (4)				Outbuilding Total			3,372

Accpt Land 34,000 **Accepted Bldg** 91,000 **Total** 125,000

Map/Lot: U 1 5
Account: 1875 Card: 1 of 1 Location: 621 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1954
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
180	$/LF -Water Frontage	150.00	27,000	100%		27,000
1.80	Acres-Water Acreage	.00		100%		0
3.25	Acres-Road Frontage	3,000.00	9,750	100%		9,750
4.72	Acres-Back Land	500.00	2,360	100%		2,360
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.77		17,766.36 Per Acre		Land Total		209,110

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,092 Sqft	Grade C 100	Base	123,969
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,080
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,441
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	139,310

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	75,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1780	598	C 100	31,826	Fair	54%	100%	100%	17,186
(U)Basement	1780	598	C 100	9,568	Fair	54%	100%	100%	5,167
(U)Attic	1780	598	C 100	5,382	Fair	54%	100%	100%	2,906
Open Fr Porch	1780	140	C 100	3,315	Fair	54%	100%	100%	1,790
Gar	1780	480	C 100	11,942	Fair	54%	100%	100%	6,449
Swimming Pool	1985	800	C 100	27,552	Avg.	78%	50%	100%	10,746
Patio	1985	700	C 100	3,388	Avg.	78%	50%	100%	1,322
1,638 SFLA		45.93 = $/SFLA (4)					Outbuilding Total		45,566

Accpt Land 209,000 **Accepted Bldg** 121,000 **Total** 330,000

Map/Lot: U10 10A
Account: 1876 Card: 1 of 1 Location: 45 KALERS CORNER ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/01/2001
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.45	Acres-Road Frontage	3,000.00	1,350	100%		1,350
Total Acres 0.95		42,473.68 Per Acre		Land Total		40,350

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	728 Sqft	Grade C 100	Base	108,963
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	735
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	114,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	62%	90%	60%	38,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1944	126	C 100	2,984	Avg.	62%	90%	60%	999
Office 8	1944	816	C 100	58,164	Avg.	62%	90%	60%	19,474
1,274 SFLA		30.06 = $/SFLA (4)					Outbuilding Total		20,473

Accpt Land	40,000	Accepted Bldg	59,000	Total	99,000

Map/Lot: U10 23
Account: 1877 Card: 1 of 1 Location: 53 MILL ST

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/23/2014
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.54	Acres-Back Land	500.00	270	100%		270
Total Acres 1.04		21,413.46 Per Acre		Land Total		22,270

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1998
Sale Price	93,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.48	Acres-Road Frontage	3,000.00	4,440	100%		4,440
13.69	Acres-Back Land	500.00	6,845	100%		6,845
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.17		2,986.90 Per Acre			Land Total	51,285

Dwelling Description **Replacement Cost New**

Log Home	One & 3/4 Story	768 Sqft	Grade C 100	Base	136,006
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	776
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	138,662

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	109,543

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1987	224	C 100	5,304	Avg.	79%	100%	100%	4,190
Deck	1987	288	C 100	2,592	Avg.	79%	100%	100%	2,048
Shed	1987	64	E 100	480	Avg.	79%	100%	100%	379
Shed	2006	120	C 100	1,200	Avg.	91%	100%	100%	1,092
1,344 SFLA		81.51 = $/SFLA (4)					Outbuilding Total		7,709

Accpt Land 51,000 **Accepted Bldg** 117,000 **Total** 168,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/2011
Sale Price	6,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1975 GILBRALTER 14 X 60 4-1-85
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gilbralter M/H	1975	14X56	C 100	33,544	Poor	30%	100%	100%	10,063
Deck	1975	56	E 100	378	Poor	51%	100%	100%	193
Shed	1975	32	E 100	240	Poor	51%	100%	100%	122
Shed	2007	96	E 100	720	Poor	86%	100%	100%	619
784 SFLA		152.56 = $/SFLA (4)				Outbuilding Total			10,997

Accpt Land	0	**Accepted Bldg**	11,000	**Total**	11,000

Map/Lot: R 2 64- 1
Account: 1880 Card: 1 of 1 Location: 621 DUTCH NECK RD

Neighborhood 28 Exempt Residential Pond 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	06/20/2011
Sale Price	450,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 28

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%	Access	60,000
250	$/LF -Water Frontage	100.00	25,000	20%		5,000
2.50	Acres-Water Acreage	.00		100%		0
18.50	Acres-Back Land	500.00	9,250	100%		9,250
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
Total Acres 31.00		2,420.97 Per Acre		Land Total		75,050

Accpt Land 75,000 **Accepted Bldg** 0 **Total** 75,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	04/01/1992
Sale Price	13,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
18.60	Acres-Landlocked/Rear	200.00	3,720	100%		3,720
3.00	Acres-Under Water	.00		100%		0
Total Acres 24.00		1,142.50 Per Acre		Land Total		27,420

Accpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Map/Lot: R 2 64
Account: 1882 Card: 1 of 1 Location: 620 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/30/3013
Sale Price	469,360
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
250	$/LF -Water Frontage	150.00	37,500	100%		37,500
2.50	Acres-Water Acreage	.00		100%		0
5.70	Acres-Road Frontage	3,000.00	17,100	100%		17,100
9.80	Acres-Back Land	500.00	4,900	100%		4,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		11,475.00 Per Acre		Land Total		229,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,642 Sqft	Grade B 100	Base	218,672
Exterior	Concrete	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	6,762
Rooms	10				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,963
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1884	2011	Standard	Standard	Average	Basic	235,314

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	223,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2011	870	B 100	10,336	Avg.	94%	100%	100%	9,716
Patio	2011	350	B 100	2,236	Avg.	94%	100%	100%	2,102
2.5 Barn	1884	1800	B 100	87,104	Avg.	62%	100%	100%	54,004
2,463 SFLA		90.76 = $/SFLA (4)				Outbuilding Total			65,822

Accpt Land 230,000 **Accepted Bldg** 289,000 **Total** 519,000

Map/Lot: R20 51A
Account: 1883 Card: 1 of 1 Location: 914 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/13/2012
Sale Price	184,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
3.50	Acres-Back Land	500.00	1,750	100%		1,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		7,208.33 Per Acre			Land Total	43,250

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,000 Sqft	Grade C 100	Base	92,114
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	92,114

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	68,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1979	17	C 100	588	Avg.	74%	100%	100%	435
Overhang	1979	17	C 100	588	Avg.	74%	100%	100%	435
Entry	1979	36	C 100	1,260	Avg.	74%	100%	100%	932
Deck	1996	144	C 100	1,296	Avg.	85%	100%	100%	1,102
Gar	2002	576	E 100	10,748	Avg.	89%	100%	100%	9,566
1,000 SFLA		68.16 = $/SFLA (4)					Outbuilding Total		12,470

Accpt Land 43,000 **Accepted Bldg** 81,000 **Total** 124,000

Map/Lot: R15 40
Account: 1884 Card: 1 of 1 Location: 703 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/1987
Sale Price	12,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	10,601.04	19,506	100%		19,506
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		21,470.65 Per Acre		Land Total		39,506

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,456 Sqft	Grade D 100	Base	101,160
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	94,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	80,161

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	1986	476	C 100	1,614	Avg.	79%	100%	100%	1,275
1.75 Gar	1988	576	E 100	15,474	Avg.	80%	100%	100%	12,379
Deck	2006	320	C 100	2,880	Avg.	91%	100%	100%	2,621
1,456 SFLA		55.06 = $/SFLA (4)				Outbuilding Total			16,275

Accpt Land 40,000 **Accepted Bldg** 96,000 **Total** 136,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/05/2017
Sale Price	223,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
0.50	Acres-Back Land	500.00	250	100%		250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		9,550.00 Per Acre			Land Total	47,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,733 Sqft	Grade C 100	Base	176,270
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-6,533
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	174,437

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	108,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1986	368	C 100	19,585	Avg.	79%	100%	100%	15,472
(U)Basement	1986	368	C 100	5,888	Avg.	79%	100%	100%	4,652
Att Gar	1993	960	E 100	15,106	Avg.	83%	100%	100%	12,538
Patio	2000	320	C 100	1,549	Avg.	87%	100%	100%	1,348
1 Fr	2000	221	C 100	11,762	Avg.	87%	100%	100%	10,233
1.75 Barn	2000	1920	E 100	38,980	Avg.	87%	100%	100%	33,913
Shed	2000	660	E 100	4,950	Avg.	87%	200%	100%	8,612
Shed	2006	900	E 100	6,750	Avg.	91%	100%	100%	6,142
Open Shed	2006	240	E 100	1,440	Avg.	91%	100%	100%	1,310
Deck	2006	224	C 100	2,016	Avg.	91%	100%	100%	1,835
2,600 SFLA		41.60 = $/SFLA (4)					Outbuilding Total		96,055

Accpt Land 48,000 **Accepted Bldg** 204,000 **Total** 252,000

Neighborhood 16	River Tidal 2
Tree Growth	2014
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/20/2018
Sale Price	790,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2014 (SPEAR)
Reference 2	FARMLAND 2014 (SPEAR)
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
10.00	Acres-Crop/Blueberry F&O	450.00	4,500	100%		4,500
8.00	Acres-Pasture F&O	350.00	2,800	100%		2,800
8.60	Acres-Mixed Wood F&O	408.00	3,509	100%		3,509
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 28.60		6,147.17 Per Acre			Land Total	175,809

Dwelling Description / **Replacement Cost New**

Contemporary	Two Story	968 Sqft	Grade B 100	Base	195,154
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,808
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	4	Half Baths	2	Plumbing	17,371
Attic	None			Attic	0
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Standard	Standard	Average	Basic	223,164

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	191,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1998	768	B 100	53,952	Avg.	86%	100%	100%	46,399
(U)Basement	1998	768	B 100	16,220	Avg.	86%	100%	100%	13,949
Canopy	1998	69	B 100	801	Avg.	86%	100%	100%	689
Att Gar	1998	912	B 100	25,257	Avg.	86%	100%	100%	21,721
(F) Gar	1998	684	B 100	45,144	Avg.	86%	100%	100%	38,824
Open Fr Porch	1998	88	B 100	2,751	Avg.	86%	100%	100%	2,366
(F)Attic	1998	88	B 100	2,904	Avg.	86%	100%	100%	2,497
Open Fr Porch	1998	220	B 100	6,877	Avg.	86%	100%	100%	5,914
1,936 SFLA		99.13 = $/SFLA (4)				Outbuilding Total			132,359

Accpt Land	176,000	Accepted Bldg	324,000	Total	500,000

Map/Lot: U 2 20A
Account: 1888 Card: 1 of 1 Location: 400 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 6 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	# -Per Unit	12,000.00	420,000	100%		420,000
9.00	# -Per Unit	12,000.00	108,000	50%		54,000
11.00	Acres-Land Acreage	.00		100%		0
0.63	Acres-Back Land	500.00	315	100%		315
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 11.63		41,213.67 Per Acre		Land Total		479,315

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	2000	1904	C 100	6,455	Fair	83%	40%	100%	2,143
Shed	2015	240	E 100	1,800	Avg.	97%	100%	100%	1,746
MH Slab	2016	1064	C 100	3,607	Fair	96%	100%	100%	3,463
						Outbuilding Total			7,352

Accpt Land 479,000 **Accepted Bldg** 7,000 **Total** 486,000

Map/Lot: U 7 3A
Account: 1889 Card: 1 of 1 Location: 120 WASHINGTON RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1989
Sale Price	10,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.01	Acres-Baselot (Frct)	36,297.65	36,661	44%		16,131
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.01		35,773.27 Per Acre		Land Total		36,131

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	1,829 Sqft	Grade C 110	Base	226,960
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	232,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	199,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1990	100	E 100	750	Avg.	81%	100%	100%	608
2 Gar	1995	864	C 100	34,819	Avg.	84%	100%	100%	29,248
(F)Attic	1995	936	C 100	23,400	Avg.	84%	50%	100%	9,828
1.5 Att Gar	1999	441	C 110	12,923	Avg.	87%	100%	100%	11,243
Deck	2015	288	C 110	2,851	Avg.	97%	100%	100%	2,765
Shed	2015	64	E 100	480	Avg.	97%	100%	100%	466
Open Fr Porch	2015	32	E 100	568	Avg.	97%	100%	100%	551
Canopy	2015	468	E 100	3,088	Avg.	97%	100%	100%	2,995
3,201 SFLA		62.37 = $/SFLA (4)					Outbuilding Total		57,704

Accpt Land 36,000 **Accepted Bldg** 257,000 **Total** 293,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1995 ASTRO 14 X 76
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Baselot (Frct)	18,053.94	15,526	100%		15,526
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.86		41,309.30 Per Acre		Land Total		35,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1995	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
MH Slab	1995	1008	C 100	3,417	Avg.	84%	100%	100%	2,870
Shed	1996	144	E 100	1,080	Fair	80%	100%	100%	864
Deck	2017	240	C 100	2,160	Avg.	97%	100%	100%	2,095
1,008 SFLA		219.87 = $/SFLA (4)				Outbuilding Total			27,824

Accpt Land 36,000 **Accepted Bldg** 28,000 **Total** 64,000

Map/Lot: U10 29
Account: 1891 Card: 1 of 1 Location: 158 KALERS CORNER ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/18/2003
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
0.27	Acres-Back Land	500.00	135	100%		135
Total Acres 0.77		50,824.68 Per Acre		Land Total		39,135

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,128 Sqft	Grade C 110	Base	178,728
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Frost Wall	Basement	-6,427
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	180,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	160,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	2003	47	C 110	1,788	Avg.	89%	200%	100%	3,182
Open Fr Porch	2003	20	C 110	521	Avg.	89%	200%	100%	928
Shed	2003	204	C 110	2,244	Avg.	89%	100%	100%	1,997
2,256 SFLA		71.24 = $/SFLA (4)				Outbuilding Total			6,107

Accpt Land 39,000 **Accepted Bldg** 167,000 **Total** 206,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	03/01/1980
Sale Price	12,375
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
148	$/LF -Water Frontage	150.00	22,200	100%		22,200
0.85	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.35		123,851.85 Per Acre		Land Total		167,200

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	768 Sqft	Grade C 110	Base	132,075
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Not Heated	Cooling	0% None	Heat	-2,534
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
1980	0	Standard	Standard	Good	Basic	131,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	106,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1980	96	C 110	1,056	Good	81%	100%	100%	855
Enclosed Fr Porch	1980	256	C 110	12,905	Good	81%	100%	100%	10,453
Deck	1980	328	C 110	3,247	Good	81%	100%	100%	2,630
1.5 Gar	2015	576	C 110	20,015	Good	98%	100%	100%	19,615
1,152 SFLA		92.19 = $/SFLA (4)				Outbuilding Total			33,553

Accpt Land 167,000 **Accepted Bldg** 140,000 **Total** 307,000

Map/Lot: R16 58B
Account: 1893 Card: 1 of 1 Location: 262 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/07/2017
Sale Price	27,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	60%	Size/Shape	12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		16,000.00 Per Acre			Land Total	32,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Keiser.....M/H	1988	14X76	A 100	56,848	Poor	30%	100%	100%	17,054
Deck	1988	56	E 100	378	Fair	73%	100%	100%	276
1,064 SFLA		196.41 = $/SFLA (4)					Outbuilding Total		17,330

Accpt Land 32,000 **Accepted Bldg** 17,000 **Total** 49,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/25/2010
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.10	Acres-Road Frontage	3,000.00	9,300	100%		9,300
3.83	Acres-Back Land	500.00	1,915	100%		1,915
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.93		5,735.16 Per Acre			Land Total	51,215

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,183 Sqft	Grade C 100	Base	150,057
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-704
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	152,173

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	120,217

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1986	216	C 100	11,496	Avg.	79%	100%	100%	9,082
(U)Basement	1986	216	C 100	3,456	Avg.	79%	100%	100%	2,730
Entry	1986	35	C 100	1,225	Avg.	79%	100%	100%	968
Entry	2002	54	C 100	1,890	Avg.	89%	100%	100%	1,682
Enclosed Fr Porch	2002	135	C 100	6,187	Avg.	89%	100%	100%	5,506
2 Gar	1930	1440	E 100	43,524	Avg.	62%	100%	100%	26,985
Deck	2002	636	C 100	5,724	Avg.	89%	100%	100%	5,094
2,070 SFLA		58.08 = $/SFLA (4)					Outbuilding Total		52,047

Accpt Land 51,000 **Accepted Bldg** 172,000 **Total** 223,000

Map/Lot: R 3 24
Account: 1895 Card: 1 of 1 Location: 45 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Dug Well
Street	Paved
	800
Reference 1	
Reference 2	
Tran/Land/Bldg	2 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	10/01/1970
Sale Price	3,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
8.26	Acres-Road Frontage	3,000.00	24,780	100%		24,780
9.94	Acres-Back Land	500.00	4,970	100%		4,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 20.20		2,957.92 Per Acre			Land Total	59,750

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	806 Sqft	Grade C 100	Base	80,866
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,612
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,820
Attic	Floor & Stairs			Attic	4,030
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Fair	Basic	80,464

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	43,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1850	70	C 100	630	Fair	54%	100%	100%	340
Shed	1850	49	C 100	490	Fair	54%	100%	100%	265
Deck	1850	54	C 100	486	Fair	54%	100%	100%	262
Shed	1850	120	E 100	900	Fair	54%	100%	100%	486
Shed	1990	280	E 100	2,100	Avg.	81%	100%	100%	1,701
Deck	1990	64	E 100	432	Avg.	81%	100%	100%	350
806 SFLA		53.91 = $/SFLA (4)					Outbuilding Total		3,404

Accpt Land 60,000 **Accepted Bldg** 47,000 **Total** 107,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1993
Sale Price	84,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Baselot (Frct)	17,908.43	15,580	100%		15,580
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.87		40,896.55 Per Acre		Land Total		35,580

Dwelling Description

				Replacement Cost New	
Bi Level	One Story	1,064 Sqft	Grade C 100	Base	96,088
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	380 Sqft, Grade E	Basement Gar	None	Fin Bsmt	5,700
Heating	100% Electric	Cooling	0% None	Heat	-362
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	105,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	72,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1971	38	C 100	1,314	Avg.	69%	100%	100%	907
Deck	1971	220	C 100	1,980	Avg.	69%	100%	100%	1,366
Gar	1968	640	C 100	15,923	Avg.	67%	100%	100%	10,668
1,064 SFLA		68.19 = $/SFLA (4)					Outbuilding Total		12,941

Accpt Land 36,000 **Accepted Bldg** 85,000 **Total** 121,000

Map/Lot: R13 5- 1B
Account: 1897 Card: 1 of 1 Location: 2818 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/19/2018
Sale Price	41,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
3.15	Acres-Road Frontage	3,000.00	9,450	100%		9,450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 5.15		13,485.44 Per Acre		Land Total		69,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1991	576	E 100	30,793	Avg.	82%	100%	100%	25,250
Concrete Pad	2015	300	C 100	3,000	Avg.	97%	100%	100%	2,910
							Outbuilding Total		28,160

Accpt Land 69,000 **Accepted Bldg** 28,000 **Total** 97,000

Map/Lot: R 1 61
Account: 1898 Card: 1 of 1 Location: 1097 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/19/2017
Sale Price	185,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.42	Acres-Baselot (Frct)	28,595.76	40,606	100%		40,606
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.42		42,680.28 Per Acre		Land Total		60,606

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	621 Sqft	Grade C 110	Base	109,229
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry Crawl Space	Basement	-3,217
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,391
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
1930	2002	Standard	Standard	Good	Basic	103,621

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	99,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	394	C 100	3,546	Avg.	88%	100%	100%	3,120
Shed	1900	120	E 100	900	Poor	46%	100%	100%	414
Shed	1900	144	E 100	1,080	Poor	46%	100%	100%	497
1,087 SFLA		91.51 = $/SFLA (4)				Outbuilding Total			4,031

Accpt Land 61,000 **Accepted Bldg** 104,000 **Total** 165,000

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/20/2014
Sale Price	94,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.17	Acres-Back Land	500.00	85	100%		85
Total Acres 0.42		178,773.81 Per Acre		Land Total		75,085

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	782 Sqft	Grade C 110	Base	108,381
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	869
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	0	Standard	Standard	Fair	Basic	109,250

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	58,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	184	C 110	10,771	Fair	54%	100%	100%	5,816
(U)Basement	1850	184	C 110	3,238	Fair	54%	100%	100%	1,749
Deck	1850	120	C 110	1,188	Fair	54%	100%	100%	642
Deck	2017	380	C 110	3,762	Avg.	97%	80%	100%	2,919
1,173 SFLA		50.29 = $/SFLA (4)					Outbuilding Total		11,126

Accpt Land 75,000 **Accepted Bldg** 70,000 **Total** 145,000

Map/Lot: R 7 46
Account: 1900 Card: 1 of 1 Location: 1469 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/21/2012
Sale Price	245,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		35,800.00 Per Acre		Land Total		179,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	840 Sqft	Grade B 100	Base	157,183
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,120
					0
					0
Foundation	Concrete	Basement	None	Basement	-8,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-660
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	153,005

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	128,524

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1987	1	B 100	2,640	Good	84%	100%	100%	2,218
Att Gar	1987	180	B 100	4,984	Good	84%	100%	100%	4,187
Open Shed	1987	60	B 100	634	Good	84%	100%	100%	533
Enclosed Fr Porch	1987	48	B 100	2,904	Good	84%	100%	100%	2,439
1 Fr	1987	64	B 100	4,496	Good	84%	100%	100%	3,777
Deck	1987	248	B 100	2,946	Good	84%	100%	100%	2,475
Shed	1990	80	C 100	800	Avg.	81%	100%	100%	648
1.5 Gar	1997	480	B 100	20,015	Good	89%	100%	100%	17,813
Gar	2013	288	B 100	9,458	Good	97%	100%	100%	9,174
1,470 SFLA		87.43 = $/SFLA (4)				Outbuilding Total			43,264

Accpt Land 179,000 **Accepted Bldg** 172,000 **Total** 351,000

Map/Lot: R16 62C
Account: 1901 Card: 1 of 1 Location: 350 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/28/2003
Sale Price	41,700
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.85		21,371.89 Per Acre		Land Total		39,538

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed		1991	96	E 100	720	Fair	76%	100%	100%	547
Gar		1993	528	E 100	9,853	Avg.	83%	100%	100%	8,178
Astro	M/H	1994	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
Entry		2003	36	E 100	945	Avg.	89%	100%	100%	841
Deck		2003	120	C 100	1,080	Avg.	89%	100%	100%	961
1 Fr		2006	392	C 100	20,862	Avg.	91%	100%	100%	18,984
1,008 SFLA			149.32 = $/SFLA (4)				Outbuilding Total			51,506

Accpt Land 40,000 **Accepted Bldg** 52,000 **Total** 92,000

Map/Lot: R19 6- 5
Account: 1902 Card: 1 of 1 Location: 1349 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/12/2018
Sale Price	23,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.81	Acres-Back Land	500.00	405	100%		405
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.81		14,379.00 Per Acre			Land Total	40,405

Accpt Land 40,000 **Accepted Bldg** 0 **Total** 40,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/2008
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
14.87	Acres-Back Land	500.00	7,435	100%		7,435
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.87		2,542.53 Per Acre		Land Total		45,435

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	2,880 Sqft	Grade C 110	Base	291,464
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,887
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,080
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Open	280,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	5%	100%	13,481

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Barn	2013	2048	C 110	68,598	Avg.	96%	15%	100%	9,878
Shed	2013	333	E 100	2,498	Avg.	96%	100%	100%	2,398
4,320 SFLA		3.12 = $/SFLA (4)					Outbuilding Total		12,276

Accpt Land 45,000 **Accepted Bldg** 26,000 **Total** 71,000

Map/Lot: R 2 17
Account: 1904 Card: 1 of 1 Location: 1874 BREMEN RD

Neighborhood 2	Rural Paved 2
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1977
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
8.50	Acres-Road Frontage	3,000.00	25,500	100%		25,500
69.50	Acres-Back Land	500.00	34,750	100%		34,750
22.00	Acres-Wasteland/Bog	100.00	2,200	100%		2,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
18.00	Acres-Under Water	.00		100%		0
Total Acres 120.00		853.75 Per Acre		Land Total		102,450

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	775 Sqft	Grade C 100	Base	99,961
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,922
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,731
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	Standard	Standard	Fair	Basic	103,470

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	55,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1790	576	C 100	30,655	Fair	54%	100%	100%	16,554
Shed	1790	154	C 100	1,540	Fair	54%	100%	100%	832
1 Fr	1790	332	C 100	17,669	Fair	54%	100%	100%	9,541
(U)Basement	1790	332	C 100	5,312	Fair	54%	100%	100%	2,868
Overhang	1790	50	C 100	1,730	Fair	54%	100%	100%	934
Overhang	1790	58	C 100	2,006	Fair	54%	100%	100%	1,083
1,162 SFLA		48.08 = $/SFLA (4)				Outbuilding Total			31,812

Accpt Land 102,000 **Accepted Bldg** 88,000 **Total** 190,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	03/19/2003
Sale Price	16,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
Total Acres 2.10		9,666.67 Per Acre		Land Total		20,300

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Map/Lot: U 4 9
Account: 1906 Card: 1 of 1 Location: 25 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/2002
Sale Price	182,500
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Baselot (Frct)	245,341	22,081	100%		22,081
3.00	# -Apartment	2,000.00	6,000	100%		6,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.09		534,233.33 Per Acre		Land Total		48,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1900	1517	C 100	87,789	Good	90%	100%	100%	79,010
2nd Floor Fin	1900	1517	C 100	80,735	Good	90%	100%	100%	72,662
Basement 8	1900	1517	C 100	37,424	Good	90%	100%	100%	33,682
(F)Attic	1900	758	C 100	18,950	Good	90%	100%	100%	17,055
Deck	1990	156	C 100	1,404	Avg.	81%	100%	100%	1,137
								Outbuilding Total	203,546

Accpt Land	48,000	**Accepted Bldg**	204,000	**Total**	252,000

Map/Lot: U 9 12
Account: 1907 Card: 1 of 1 Location: 1504 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	70,000.00	140,000	100%		140,000
5.28	Acres-Road Frontage	3,000.00	15,840	100%		15,840
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 10.28		17,620.62 Per Acre			Land Total	181,140

Accpt Land 181,000 **Accepted Bldg** 0 **Total** 181,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.90		14,724.14 Per Acre		Land Total		42,700

Dwelling Description — Replacement Cost New

Ranch	One Story	1,350 Sqft	Grade C 100	Base	114,986
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1990	0	Standard	Standard	Average	Basic	114,986

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	93,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1990	120	E 100	900	Poor	68%	100%	100%	612
Deck	1996	384	C 100	3,456	Avg.	85%	100%	100%	2,938
Shed	2000	160	E 100	1,200	Avg.	87%	100%	100%	1,044
Open Shed	2002	200	E 100	1,200	Avg.	89%	100%	100%	1,068
1,350 SFLA		68.99 = $/SFLA (4)				Outbuilding Total			5,662

Accpt Land 43,000 **Accepted Bldg** 99,000 **Total** 142,000

Map/Lot: R 2 47
Account: 1909 Card: 1 of 1 Location: 432 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.75	Acres-Back Land	500.00	375	100%		375
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.75		15,590.91 Per Acre		Land Total		42,875

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 110	Base	99,934
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	94,360

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	76,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1990	80	C 110	4,033	Avg.	81%	100%	100%	3,267
Shed	1994	600	E 100	4,500	Fair	78%	100%	100%	3,510
Canopy	1994	300	E 100	1,980	Fair	78%	100%	100%	1,544
Canopy	1994	300	E 100	1,980	Fair	78%	100%	100%	1,544
Open Fr Porch	1998	48	E 100	853	Fair	82%	100%	100%	699
Enclosed Fr Porch	1998	96	E 100	3,300	Fair	82%	100%	100%	2,706
Shed	2000	144	E 100	1,080	Avg.	87%	100%	100%	940
Enclosed Fr Porch	2002	104	E 100	3,574	Fair	85%	100%	100%	3,038
1,008 SFLA		75.83 = $/SFLA (4)				Outbuilding Total			17,248

Accpt Land 43,000 **Accepted Bldg** 94,000 **Total** 137,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	06/02/1978
Sale Price	6,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	50%		37,500
25	$/LF -Water Frontage	150.00	3,750	50%		1,875
0.25	Acres-Water Acreage	.00		100%		0
1.27	Acres-Back Land	500.00	635	100%		635
Total Acres 3.52		11,366.48 Per Acre		Land Total		40,010

Accpt Land 40,000 **Accepted Bldg** 0 **Total** 40,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 20 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
64.00	Acres-Back Land	500.00	32,000	100%		32,000
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 70.00		1,028.57 Per Acre			Land Total	72,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	544 Sqft	Grade C 100	Base	81,561
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	None	Basement	-4,102
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	1990	Standard	Standard	Average	Basic	80,279

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	49,773

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1930	306	C 100	16,285	Avg.	62%	100%	100%	10,097
Shed	1930	442	E 100	3,315	Poor	46%	100%	100%	1,525
1 Fr	1990	150	C 100	7,983	Avg.	81%	100%	100%	6,466
1 Fr	1990	225	C 100	11,974	Avg.	81%	100%	100%	9,699
2 Fr	1990	400	C 100	34,484	Avg.	81%	100%	100%	27,932
(U)Basement	1990	775	C 100	12,400	Avg.	81%	100%	100%	10,044
Shed	1990	864	C 100	8,640	Avg.	81%	100%	100%	6,998
1.5 Gar	2016	1120	E 100	26,536	Avg.	97%	100%	100%	25,740
Deck	2016	112	C 100	1,008	Avg.	97%	100%	100%	978
Shed	1990	64	E 100	480	Avg.	81%	100%	100%	389
816 SFLA		61.00 = $/SFLA (4)				Outbuilding Total			99,868

Accpt Land 72,000 **Accepted Bldg** 150,000 **Total** 222,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2017	48	C 100	1,680	Avg.	97%	100%	100%	1,630
Deck	2017	341	C 100	3,069	Avg.	97%	100%	100%	2,977
Green House Hoop	2017	336	C 100	1,230	Avg.	97%	100%	100%	1,193
816 SFLA		61.00 = $/SFLA (4)				Outbuilding Total			5,800

Accpt Land 0 **Accepted Bldg** 6,000 **Total** 6,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	72,000	150,000	222,000	72,000	150,000	222,000
2	0	6,000	6,000	0	6,000	6,000
TOTAL	72,000	156,000	228,000	72,000	156,000	228,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1999
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	265,026	121,912	100%		121,912
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
16	$/LF -Water Frontage	150.00	2,400	100%		2,400
Total Acres 0.46		313,721.74 Per Acre		Land Total		144,312

Dwelling Description

				Replacement Cost New	
Log Home	One Story	900 Sqft	Grade B 100	Base	138,299
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-5,595
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	2,471
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	Standard	Standard	Average	Basic	135,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	90,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1968	80	B 100	2,500	Avg.	67%	100%	100%	1,675
Open Fr Porch	1968	200	B 100	6,252	Avg.	67%	100%	100%	4,189
Enclosed Fr Porch	1968	200	B 100	12,099	Avg.	67%	100%	100%	8,106
Gar	1968	600	B 100	19,705	Avg.	67%	100%	100%	13,202
Deck	1968	88	B 100	1,045	Avg.	67%	100%	100%	700
Stairs	2004	90	B 100	1,426	Avg.	90%	100%	100%	1,283
Shed	2009	80	C 100	800	Avg.	93%	100%	100%	744
900 SFLA		100.63 = $/SFLA (4)					Outbuilding Total		29,899

Accpt Land 144,000 **Accepted Bldg** 120,000 **Total** 264,000

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/23/2007
Sale Price	240,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.28	Acres-Road Frontage	3,000.00	840	100%		840
2.10	Acres-Back Land	500.00	1,050	100%		1,050
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Under Water	.00		100%		0
Total Acres 5.38		14,291.82 Per Acre		Land Total		76,890

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,060 Sqft	Grade C 110	Base	133,590
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,606
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1990	Standard	Standard	Average	Basic	143,159

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	128,843

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	154	C 110	7,764	Avg.	90%	100%	100%	6,988
1 Fr	1860	128	C 110	7,493	Avg.	90%	100%	100%	6,744
(U)Basement	1860	128	C 110	2,253	Avg.	90%	100%	100%	2,028
1 Fr	1860	288	C 110	16,860	Avg.	90%	100%	100%	15,174
(U)Basement	1860	288	C 110	5,069	Avg.	90%	100%	100%	4,562
Deck	1860	292	C 110	2,891	Avg.	90%	100%	100%	2,602
1.5 Gar	1860	546	E 100	12,936	Fair	54%	100%	100%	6,985
Shed	1860	120	E 100	900	Fair	54%	100%	100%	486
1,590 SFLA		81.03 = $/SFLA (4)				Outbuilding Total			45,569

Accpt Land 77,000 **Accepted Bldg** 174,000 **Total** 251,000

Map/Lot: U 9 2
Account: 1914 Card: 1 of 1 Location: 1555 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	01/24/2014
Sale Price	2,569,444
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.71	Acres-Baselot (Frct)	75,703.33	129,453	100%		129,453
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
8.00	# -Lot Imp Rd/P Lot	10,000.00	80,000	100%		80,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.71		134,183.04 Per Acre		Land Total		229,453

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Convenience Store 14	1996	2864	B 100	610,434	Good	88%	100%	100%	537,182
Concrete Pad	1996	604	B 100	7,973	Good	88%	100%	100%	7,016
Canopy Metal Dec	1996	3450	B 100	100,188	Good	88%	100%	100%	88,165
							Outbuilding Total		632,363

Accpt Land 229,000 **Accepted Bldg** 632,000 **Total** 861,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/27/2018
Sale Price	259,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 4
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Baselot (Frct)	106,638	20,261	100%		20,261
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.19		185,584.21 Per Acre		Land Total		35,261

Dwelling Description **Replacement Cost New**

Colonial	Two Story	875 Sqft	Grade C 100	Base	170,129
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	884
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,608
Rooms	12				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,640
Attic	Full Finished			Attic	30,756
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	213,742

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	132,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 M	1850	448	C 100	44,029	Avg.	62%	100%	100%	27,298
Open Fr Porch	1850	18	C 100	426	Avg.	62%	100%	100%	264
1,750 SFLA		75.73 = $/SFLA (4)				Outbuilding Total			27,562

Accpt Land	35,000	Accepted Bldg	160,000	Total	195,000

Map/Lot: R20 42A
Account: 1916 Card: 1 of 1 Location: 153 WINSTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	07/01/1982
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
1.50	Acres-Back Land	500.00	750	100%		750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.50		6,323.53 Per Acre		Land Total		53,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,040 Sqft	Grade D 100	Base	101,698
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1982	0	Standard	Standard	Average	Basic	95,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	72,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1982	80	D 100	1,591	Avg.	76%	100%	100%	1,209
Shed	1982	150	D 100	1,260	Avg.	76%	100%	100%	958
1.5 Gar	1987	576	C 100	18,196	Avg.	79%	100%	100%	14,375
Shed	2006	96	E 100	720	Avg.	91%	100%	100%	655
1,560 SFLA		46.34 = $/SFLA (4)				Outbuilding Total			17,197

Accpt Land 54,000 **Accepted Bldg** 89,000 **Total** 143,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/26/2018
Sale Price	156,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.93	Acres-Baselot (Frct)	10,252.53	19,787	100%		19,787
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.93		20,615.03 Per Acre			Land Total	39,787

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,216 Sqft	Grade C 110	Base	116,078
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,993
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Standard	Standard	Average	Basic	130,957

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	86,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1967	38	C 110	1,445	Avg.	66%	100%	100%	954
Gar	1976	864	C 100	21,496	Avg.	72%	100%	100%	15,477
Shed	1967	240	E 100	1,800	Poor	46%	100%	100%	828
1,216 SFLA		71.08 = $/SFLA (4)				Outbuilding Total			17,259

Accpt Land	40,000	Accepted Bldg	104,000	Total	144,000

Map/Lot: U 5 40
Account: 1918 Card: 1 of 1 Location: 1805 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1979
Sale Price	8,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.15	Acres-Road Frontage	3,000.00	3,450	100%		3,450
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.65		65,727.27 Per Acre		Land Total		108,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1979	3840	E 100	159,638	Avg.	74%	100%	100%	118,132
						Outbuilding Total			118,132

Accpt Land 108,000 **Accepted Bldg** 118,000 **Total** 226,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	06/07/2005
Sale Price	154,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.02	Acres-Road Frontage	3,000.00	3,060	100%		3,060
Total Acres 1.27		31,543.31 Per Acre		Land Total		40,060

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	792 Sqft	Grade C 110	Base	111,447
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry 1/2 Bmt	Basement	-3,284
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,947
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	113,212

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	70,191

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	208	C 110	12,177	Avg.	62%	100%	100%	7,550
Enclosed Fr Porch	2006	206	C 110	10,385	Avg.	91%	100%	100%	9,450
Deck	1830	140	C 110	1,386	Avg.	62%	100%	100%	859
Gar	1830	600	C 110	16,421	Avg.	62%	100%	100%	10,181
(F) Gar	2006	600	C 110	33,000	Avg.	91%	100%	100%	30,030
Shed	2016	48	E 100	360	Avg.	97%	100%	100%	349
1,188 SFLA		59.08 = $/SFLA (4)					Outbuilding Total		58,419

Accpt Land 40,000 **Accepted Bldg** 129,000 **Total** 169,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/19/2005
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	22 70 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.55	Acres-Road Frontage	3,000.00	1,650	100%		1,650
0.46	Acres-Back Land	500.00	230	100%		230
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.01		13,913.62 Per Acre			Land Total	41,880

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade E 100	Base	92,929
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,550
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	86,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	69,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	610	C 100	5,490	Avg.	80%	100%	100%	4,392
Shed	1994	96	C 100	960	Avg.	84%	100%	100%	806
Cover-It	2017	240	C 100	480	Avg.	97%	200%	100%	932
1,512 SFLA		45.76 = $/SFLA (4)					Outbuilding Total		6,130

Accpt Land 42,000 **Accepted Bldg** 75,000 **Total** 117,000

Map/Lot: R19 18- 7
Account: 1921 Card: 1 of 1 Location: 1771 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/13/2012
Sale Price	104,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Baselot (Frct)	13,519.50	17,575	100%		17,575
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.30		28,903.85 Per Acre		Land Total		37,575

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,056 Sqft	Grade C 100	Base	95,591
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-359
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	0	Standard	Standard	Average	Basic	95,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	68,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1976	336	C 100	3,024	Avg.	72%	100%	100%	2,177
Gar	1975	280	E 100	5,224	Avg.	72%	100%	100%	3,761
1,056 SFLA		64.93 = $/SFLA (4)					Outbuilding Total		5,938

Accpt Land 38,000 **Accepted Bldg** 75,000 **Total** 113,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/19/2018
Sale Price	156,636
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.80	Acres-Road Frontage	3,000.00	2,400	100%		2,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.80		15,142.86 Per Acre		Land Total		42,400

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	672 Sqft	Grade C 100	Base	102,876
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	104,756

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	79,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Barn	1981	450	E 100	9,136	Avg.	75%	100%	100%	6,852
Shed	1981	80	E 100	600	Avg.	75%	100%	100%	450
Open Fr Porch	1996	105	C 100	2,486	Avg.	85%	100%	100%	2,113
Deck	1996	190	C 100	1,710	Avg.	76%	100%	100%	1,300
1,176 SFLA		67.70 = $/SFLA (4)				Outbuilding Total			10,715

Accpt Land 42,000 **Accepted Bldg** 90,000 **Total** 132,000

Map/Lot: R 5 42
Account: 1923 Card: 1 of 1 Location: 12 OLD COUNTY RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.40	Acres-Road Frontage	3,000.00	4,200	100%		4,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.40		20,352.94 Per Acre		Land Total		69,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,108 Sqft	Grade C 110	Base	137,754
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-4,595
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1970	Standard	Standard	Good	Basic	142,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	92,008

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	375	C 110	21,954	Good	68%	100%	100%	14,929
(U)Attic	1800	375	C 110	3,712	Good	68%	100%	100%	2,524
Shed	1800	249	C 110	2,739	Good	68%	100%	100%	1,863
1.5 Barn	1800	960	C 110	25,206	Good	68%	100%	100%	17,140
Shed	1985	480	E 100	3,600	Avg.	78%	100%	100%	2,808
Gazebo	1993	164	C 100	8,474	Avg.	83%	100%	100%	7,033
Shed	1800	220	E 100	1,650	Poor	46%	100%	100%	759
Shed	1800	154	E 100	1,155	Poor	46%	100%	100%	531
Stable	2002	640	C 110	23,232	Avg.	89%	100%	100%	20,676
Canopy	2002	256	C 110	2,478	Avg.	89%	100%	100%	2,205
1,662 SFLA		55.36 = $/SFLA (4)					Outbuilding Total		70,468

Accpt Land 69,000 **Accepted Bldg** 162,000 **Total** 231,000

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND LR
Topography Rolling
Utilities
Street Right-Of-Way

Sale Data

Sale Date	06/02/2016
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35.000	20%	Access	7,000
Total Acres 2.00		3,500.00 Per Acre			Land Total	7,000

Accpt Land	7,000	**Accepted Bldg**	0	**Total**	7,000

Map/Lot: R 5 69A
Account: 1925 Card: 1 of 1 Location: 993 BREMEN RD

Neighborhood	8 Residential Pond 2
Tree Growth	1982
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1983
Sale Price	46,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1982
Reference 2	TREE GROWTH 1982
Tran/Land/Bldg	4 4 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
170	$/LF -Water Frontage	100.00	17,000	100%		17,000
1.70	Acres-Water Acreage	.00		100%		0
24.00	Acres-Softwood TG	337.00	8,088	100%		8,088
36.00	Acres-Mixed Wood TG	408.00	14,688	100%		14,688
76.50	Acres-Hardwood TG	263.00	20,120	100%		20,120
8.30	Acres-Back Land	500.00	4,150	100%		4,150
Total Acres 148.50		633.31 Per Acre		Land Total		94,046

Accpt Land	94,000	**Accepted Bldg**	0	**Total**	94,000

Neighborhood 17 River Inlet 2

Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2002
Sale Price	160,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	70%		52,500
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
9.00	Acres-Back Land	500.00	4,500	100%		4,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.00		6,666.67 Per Acre			Land Total	80,000

Dwelling Description **Replacement Cost New**

Colonial	Two Story	644 Sqft	Grade C 110	Base	124,073
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,111
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	3,542
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	137,723

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	85,388

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	576	C 110	33,720	Avg.	62%	100%	100%	20,906
(U)Basement	1850	576	C 110	10,138	Avg.	62%	100%	100%	6,286
(U)Attic	1850	576	C 110	5,702	Avg.	62%	100%	100%	3,535
Gar	1850	708	C 110	19,376	Avg.	62%	100%	100%	12,013
1.5 Shed	1850	600	E 100	5,715	Poor	46%	100%	100%	2,629
Shed	1850	320	E 100	2,400	Poor	46%	100%	100%	1,104
1,288 SFLA		66.30 = $/SFLA (4)				Outbuilding Total			46,473

Accpt Land 80,000 **Accepted Bldg** 132,000 **Total** 212,000

Map/Lot: R11 24
Account: 1927 Card: 1 of 1 Location: 1400 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	04/28/2017
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.75	Acres-Road Frontage	3,000.00	17,250	100%		17,250
2.25	Acres-Back Land	500.00	1,125	100%		1,125
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 12.00		3,214.58 Per Acre		Land Total		38,575

Accpt Land 39,000 **Accepted Bldg** 0 **Total** 39,000

Map/Lot: U 4 60
Account: 1928 Card: 1 of 1 Location: 71 SCHOOL ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1980
Sale Price	33,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 3
X Coordinate 0 Y Coordinate 0
Exemption(s) 13 70 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
Total Acres 0.28		146,750.00 Per Acre			Land Total	41,090

Dwelling Description **Replacement Cost New**

Colonial	Two Story	744 Sqft	Grade C 110	Base	137,338
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	15				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,272
Attic	Floor & Stairs			Attic	4,092
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	153,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	95,356

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1880	323	C 110	30,631	Avg.	62%	100%	100%	18,991
(U)Basement	1880	323	C 110	5,685	Avg.	62%	100%	100%	3,525
Open Fr Porch	1880	95	C 110	2,475	Avg.	62%	100%	100%	1,534
Shed	1880	330	C 110	3,630	Avg.	62%	100%	100%	2,251
(F)Attic	1880	330	C 110	9,075	Avg.	62%	100%	100%	5,626
1.5 Barn	1880	665	C 110	17,461	Avg.	62%	100%	100%	10,826
Deck	1880	42	C 110	416	Avg.	62%	100%	100%	258
1,488 SFLA		64.08 = $/SFLA (4)					Outbuilding Total		43,011

Accpt Land 41,000 **Accepted Bldg** 138,000 **Total** 179,000

Map/Lot: R 8 63
Account: 1929 Card: 1 of 1 Location: 518 FINNTOWN RD

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND SP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/04/2007
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
4.34	Acres-Road Frontage	3,000.00	13,020	100%		13,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Under Water	.00		100%		0
Total Acres 7.34		9,267.03 Per Acre		Land Total		68,020

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,006 Sqft	Grade C 100	Base	118,361
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Good	Basic	118,361

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	80,485

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.5 Barn	1890	868	C 100	31,821	Avg.	62%	100%	100%	19,729
Enclosed Fr Porch	2008	160	E 100	5,500	Avg.	93%	100%	100%	5,115
Entry	2011	56	E 100	1,470	Avg.	94%	100%	100%	1,382
Solar Panel	2013	12	C 100	2,400	Avg.	96%	100%	100%	2,304
1 Fr	2015	372	E 100	14,848	Avg.	97%	100%	100%	14,403
Deck	2015	48	E 100	324	Avg.	97%	100%	100%	314
1,509 SFLA		53.34 = $/SFLA (4)				Outbuilding Total			43,247

Accpt Land 68,000 **Accepted Bldg** 124,000 **Total** 192,000

Map/Lot: R 8 62
Account: 1930 Card: 1 of 1 Location: 517 FINNTOWN RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	SHORELAND SP RURAL
Topography	Level
Utilities	None
Street	Paved
	800
Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	6 0 0
Land Schedule	22

Sale Data

Sale Date	12/01/2001
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
34.00	Acres-Back Land	500.00	17,000	100%		17,000
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
Total Acres 54.00		1,255.56 Per Acre		Land Total		67,800

Accpt Land	68,000	**Accepted Bldg**	0	**Total**	68,000

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/17/2014
Sale Price	181,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Baselot (Frct)	52,881.91	31,200	100%		31,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.59		86,779.66 Per Acre		Land Total		51,200

Dwelling Description / **Replacement Cost New**

Cape Cod	One Story	416 Sqft	Grade C 110	Base	62,046
Exterior	Wood 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 Space	Basement	-2,155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	Full Finished			Attic	16,085
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1984	Standard	Standard	Good	Basic	81,146

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	70,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1940	272	C 110	15,924	Good	87%	100%	100%	13,854
(U)Basement	1940	272	C 110	4,787	Good	87%	100%	100%	4,165
1 Fr	1984	604	C 110	35,360	Good	87%	100%	100%	30,763
Open Fr Porch	1984	70	C 110	1,824	Good	87%	100%	100%	1,587
Shed	1940	96	E 100	720	Fair	54%	100%	100%	389
Deck	2005	507	C 110	5,019	Good	93%	100%	100%	4,668
Shed	2006	120	C 100	1,200	Good	94%	100%	100%	1,128
Entry	2016	36	C 110	1,386	Good	98%	100%	100%	1,358
Gar	2016	576	C 110	15,764	Good	98%	100%	100%	15,449
(F) Gar	2016	432	C 110	23,760	Good	98%	100%	100%	23,285
416 SFLA		169.70 = $/SFLA (4)				Outbuilding Total			96,646

Accpt Land	51,000	**Accepted Bldg**	167,000	**Total**	218,000

Map/Lot: U 4 111
Account: 1932 Card: 1 of 1 Location: 45 PLEASANT ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1985
Sale Price	52,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 3
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Baselot (Frct)	132,054	18,488	100%		18,488
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.14		267,771.43 Per Acre		Land Total		37,488

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,127 Sqft	Grade C 100	Base	127,459
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,520
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
1845	0	Standard	Standard	Fair	Basic	134,979

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	72,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1845	30	C 100	710	Fair	54%	100%	100%	383
Enclosed Fr Porch	1845	36	C 100	1,650	Fair	54%	100%	100%	891
Shed	1845	24	C 100	240	Fair	54%	100%	100%	130
1,690 SFLA		43.13 = $/SFLA (4)					Outbuilding Total		1,404

Accpt Land 37,000 **Accepted Bldg** 74,000 **Total** 111,000

Map/Lot: U11 13
Account: 1933 Card: 1 of 1 Location: 13 MEDOMAK TERRACE ST

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/01/1986
Sale Price	53,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 3
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Baselot (Frct)	106,638	20,261	100%		20,261
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.19		206,636.84 Per Acre		Land Total		39,261

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	972 Sqft	Grade C 100	Base	131,700
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,534
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,520
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
1850	0	Standard	Standard	Fair	Basic	141,754

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	76,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1850	182	C 100	1,638	Fair	54%	100%	100%	885
1.5 Fr	1850	448	C 100	30,276	Fair	54%	100%	100%	16,349
Deck	1850	109	C 100	981	Fair	54%	100%	100%	530
Enclosed Fr Porch	1978	140	C 100	6,416	Fair	65%	100%	100%	4,170
Open Fr Porch	1850	40	C 100	947	Fair	54%	100%	100%	511
Open Fr Porch	1850	40	C 100	947	Fair	54%	100%	100%	511
1.5 Att Gar	1978	576	C 100	15,345	Fair	65%	100%	100%	9,974
1,701 SFLA		45.00 = $/SFLA (4)					Outbuilding Total		32,930

Accpt Land 39,000 **Accepted Bldg** 109,000 **Total** 148,000

Map/Lot: U 9 41
Account: 1934 Card: 1 of 1 Location: 65 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	05/12/2017
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Baselot (Frct)	55,375.79	19,935	100%		19,935
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.36		97,041.67 Per Acre			Land Total	34,935

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 110	Base	100,932
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,652
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
1934	0	Standard	Standard	Average	Basic	102,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	63,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1934	224	C 110	11,293	Avg.	62%	100%	100%	7,002
Enclosed Fr Porch	1934	64	C 110	3,226	Avg.	62%	100%	100%	2,000
Deck	1934	120	C 110	1,188	Avg.	62%	100%	100%	737
Gar	1934	360	E 100	6,718	Fair	54%	100%	100%	3,628
Shed	2002	192	E 100	1,440	Avg.	89%	100%	100%	1,282
Deck	2017	78	C 110	772	Avg.	97%	100%	100%	749
1,008 SFLA		63.10 = $/SFLA (4)					Outbuilding Total		15,398

Accpt Land 35,000 **Accepted Bldg** 79,000 **Total** 114,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/01/2000
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.08	Acres-Back Land	500.00	40	100%		40
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.58		250,068.97 Per Acre		Land Total		145,040

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade B 100	Base	123,467
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,983
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	Standard	Average	Basic	130,367

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	88,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1994	168	B 100	1,996	Avg.	84%	100%	100%	1,677
1.5 Gar	1988	484	B 100	20,183	Avg.	80%	100%	100%	16,146
Open Shed	1970	102	E 100	612	Fair	58%	100%	100%	355
1,008 SFLA		87.95 = $/SFLA (4)				Outbuilding Total			18,178

Accpt Land 145,000 **Accepted Bldg** 107,000 **Total** 252,000

Map/Lot: R21 21
Account: 1936 Card: 1 of 1 Location: 2679 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	20 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre			Land Total	40,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	682 Sqft	Grade C 100	Base	92,553
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,571
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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
1830	0	Standard	Standard	Good	Basic	89,982

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	61,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	450	C 100	23,949	Good	68%	100%	100%	16,285
(U)Attic	1830	450	C 100	4,050	Good	68%	100%	100%	2,754
1.5 Shed	1830	297	C 100	3,772	Good	68%	100%	100%	2,565
Shed	1830	72	E 100	540	Good	68%	100%	100%	367
1.5 Shed	1830	416	E 100	3,962	Good	68%	100%	100%	2,694
Shed	1830	64	E 100	480	Good	68%	100%	100%	326
2.5 Barn	1830	986	E 100	27,110	Good	68%	100%	100%	18,435
Shed	1830	121	E 100	908	Good	68%	100%	100%	617
Enclosed Fr Porch	2001	360	C 100	16,499	Good	91%	100%	100%	15,014
1,023 SFLA		59.81 = $/SFLA (4)					Outbuilding Total		59,057

Accpt Land 40,000 **Accepted Bldg** 120,000 **Total** 160,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/04/2005
Sale Price	191,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.77	Acres-Baselot (Frct)	10,892.80	19,280	100%		19,280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.77		22,192.09 Per Acre		Land Total		39,280

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 115	Base	161,867
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,239
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,243
Attic	None			Attic	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	Standard	Standard	Average	Basic	168,349

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	132,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1986	321	C 115	19,647	Avg.	79%	100%	100%	15,521
1.5 Att Gar	1986	676	C 115	20,710	Avg.	79%	100%	100%	16,361
Sunspace	2005	198	C 115	12,125	Avg.	91%	100%	100%	11,034
Canopy	2008	360	C 115	3,643	Avg.	93%	100%	100%	3,388
Deck	2009	655	C 115	6,779	Avg.	93%	100%	100%	6,304
1,890 SFLA		70.37 = $/SFLA (4)				Outbuilding Total			52,608

Accpt Land	39,000	**Accepted Bldg**	186,000	**Total**	225,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1980
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.75	Acres-Road Frontage	3,000.00	5,250	100%		5,250
26.15	Acres-Back Land	500.00	13,075	100%		13,075
10.00	Acres-Landlocked/Rear	200.00	2,000	100%		2,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 41.90		1,444.51 Per Acre			Land Total	60,525

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	832 Sqft	Grade C 100	Base	82,497
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,137
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,240
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,160
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	Standard	Standard	Average	Basic	84,760

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	52,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1900	6	C 100	768	Avg.	62%	100%	100%	476
1.5 Fr	1900	525	C 100	35,480	Avg.	62%	100%	100%	21,998
(U)Basement	1900	262	C 100	4,192	Avg.	62%	100%	100%	2,599
Open Shed	1900	204	C 100	1,632	Avg.	62%	100%	100%	1,012
1.5 Shed	1900	720	C 100	9,144	Avg.	62%	100%	100%	5,669
2.5 Barn	1900	1350	E 100	37,118	Fair	54%	100%	100%	20,044
Shed	1900	450	E 100	3,375	Fair	54%	100%	100%	1,822
Open Fr Porch	2001	192	C 100	4,547	Avg.	88%	100%	100%	4,001
Shed	2001	120	E 100	900	Avg.	88%	100%	100%	792
832 SFLA		63.16 = $/SFLA (4)					Outbuilding Total		58,413

Accpt Land 61,000 **Accepted Bldg** 111,000 **Total** 172,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1998
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.11	Acres-Road Frontage	3,000.00	6,330	100%		6,330
Total Acres 4.11		11,880.78 Per Acre		Land Total		48,830

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,848 Sqft	Grade D 100	Base	121,605
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	112,270

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	96,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	2000	96	E 100	914	Avg.	87%	100%	100%	795
Deck	2007	64	C 100	576	Avg.	92%	100%	100%	530
Shed	2008	168	E 100	1,260	Avg.	93%	100%	100%	1,172
1,848 SFLA		52.25 = $/SFLA (4)					Outbuilding Total		2,497

Accpt Land 49,000 **Accepted Bldg** 99,000 **Total** 148,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
3.00	Acres-Back Land	500.00	1,500	100%		1,500
0.60	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 5.65		9,495.58 Per Acre		Land Total		53,650

Dwelling Description

					Replacement Cost New
Ranch	One Story	960 Sqft	Grade C 110	Base	99,578
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	1/4 Finished			Attic	9,272
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	Standard	Standard	Average	Basic	110,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	82%	100%	100%	90,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2002	48	C 100	432	Avg.	89%	100%	100%	384
Deck	2002	220	C 100	1,980	Avg.	89%	100%	100%	1,762
Deck	2005	336	C 100	3,024	Avg.	91%	100%	100%	2,752
1.5 Barn	2005	480	E 100	8,594	Avg.	91%	100%	100%	7,821
Shed	2007	216	E 100	1,620	Avg.	92%	100%	100%	1,490
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
960 SFLA		94.74 = $/SFLA (4)					Outbuilding Total		14,547

Accpt Land 54,000 **Accepted Bldg** 106,000 **Total** 160,000

Map/Lot: R13 35
Account: 1941 Card: 1 of 1 Location: 343 GOSHEN RD

Neighborhood 2	Rural Paved 2
Tree Growth	1989
Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 1989
Reference 2	FARMLAND 1989
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
8.00	Acres-Pasture F&O	350.00	2,800	100%		2,800
4.00	Acres-Softwood F&O	337.00	1,348	100%		1,348
5.00	Acres-Hardwood F&O	263.00	1,315	100%		1,315
2.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		2,085.40 Per Acre			Land Total	41,708

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	660 Sqft	Grade C 100	Base	89,903
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Fair	Basic	89,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	48,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	360	C 100	19,159	Fair	54%	100%	100%	10,346
1 Fr	1900	192	C 100	10,218	Fair	54%	100%	100%	5,518
(U)Attic	1900	192	C 100	1,728	Fair	54%	100%	100%	933
Shed	1900	560	C 100	5,600	Fair	54%	100%	100%	3,024
Gar	1900	720	C 100	17,914	Fair	54%	100%	100%	9,674
1.5 Gar	1900	1920	E 100	45,490	Poor	46%	50%	100%	10,462
Shed	1900	264	E 100	1,980	Poor	46%	50%	100%	456
Poultry House	1900	10584	E 100	201,784	Poor	46%	30%	100%	27,846
Shed	1900	576	E 100	4,320	Poor	46%	50%	100%	994
990 SFLA		49.04 = $/SFLA (4)					Outbuilding Total		69,253

Accpt Land 42,000 **Accepted Bldg** 118,000 **Total** 160,000

Map/Lot: R12 1A
Account: 1942 Card: 1 of 1 Location: 600 GOSHEN RD

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/15/2010
Sale Price	6,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.54	Acres-Baselot (Frct)	36,022.82	55,475	110%		61,023
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	90%		18,000
0.63	Acres-Back Land	500.00	315	100%		315
Total Acres 2.17		36,561.29 Per Acre		Land Total		79,338

Dwelling Description **Replacement Cost New**

Ranch	One Story	576 Sqft	Grade SC75	Base	37,373
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-648
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	Standard	Average	Basic	34,282

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	23,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1970	144	C 100	6,600	Avg.	68%	100%	100%	4,488
576 SFLA		40.47 = $/SFLA (4)				Outbuilding Total			4,488

Accpt Land	79,000	Accepted Bldg	28,000	Total	107,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.62	Acres-Back Land	500.00	310	100%		310
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.62		16,339.69 Per Acre		Land Total		42,810

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,520 Sqft	Grade C 110	Base	136,842
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,607
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,491
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,520	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	Standard	Standard	Average	Basic	129,828

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	125,933

Accpt Land 43,000 **Accepted Bldg** 126,000 **Total** 169,000

Map/Lot: R12 11
Account: 1944 Card: 1 of 1 Location: 1100 GOSHEN RD

Neighborhood	2 Rural Paved 2
Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Sale Data

Sale Date	09/26/2005
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.24	Acres-Road Frontage	3,000.00	720	100%		720
32.76	Acres-Back Land	500.00	16,380	100%		16,380
Total Acres 35.00		1,060.00 Per Acre			Land Total	37,100

Accpt Land	37,000	**Accepted Bldg**	0	**Total**	37,000

Map/Lot: U 2 26
Account: 1945 Card: 1 of 1 Location: 133 STAHL FARM RD

Neighborhood 4	Village .5
Tree Growth	1989
Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Public WaterSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1984
Sale Price	54,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1989
Reference 2	FARMLAND 1989
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
2.29	Acres-Back Land	500.00	1,145	100%		1,145
3.00	Acres-Crop/Blueberry F&O	450.00	1,350	100%		1,350
2.50	Acres-Pasture F&O	350.00	875	100%		875
4.00	Acres-Hardwood F&O	263.00	1,052	100%		1,052
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.29		3,777.22 Per Acre			Land Total	46,422

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	945 Sqft	Grade C 100	Base	89,584
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/4 Bmt	Basement	-5,339
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,725
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1740	0	Standard	Standard	Fair	Basic	88,970

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	45,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1740	195	C 100	10,378	Fair	54%	100%	100%	5,604
Enclosed Fr Porch	1740	168	C 100	7,699	Fair	54%	100%	100%	4,157
Shed	1740	325	C 100	3,250	Fair	54%	100%	100%	1,755
Shed	1740	256	C 100	2,560	Fair	54%	100%	100%	1,382
1.75 Gar	1970	900	C 100	32,238	Avg.	68%	100%	100%	21,922
Open Shed	2012	120	E 100	720	Fair	93%	100%	100%	670
Barn	2013	260	C 100	4,888	Avg.	96%	100%	100%	4,692
945 SFLA		48.30 = $/SFLA (4)				Outbuilding Total			40,182

Accpt Land	46,000	**Accepted Bldg**	86,000	**Total**	132,000

Map/Lot: R 6 33
Account: 1946 Card: 1 of 1 Location: 200 STAHL FARM RD

Neighborhood 4	Village .5
Tree Growth	1989
Zoning/Use	VILLAGE SHORELAND LR
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Reference 1	FARMLAND 1989
Reference 2	FARMALND 1989
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58.00	Acres-Crop/Blueberry F&O	450.00	26,100	100%		26,100
35.00	Acres-Softwood F&O	337.00	11,795	100%		11,795
31.00	Acres-Mixed Wood F&O	408.00	12,648	100%		12,648
35.00	Acres-Hardwood F&O	263.00	9,205	100%		9,205
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
Total Acres 169.00		359.46 Per Acre		Land Total		60,748

Accpt Land 61,000 **Accepted Bldg** 0 **Total** 61,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/26/2017
Sale Price	142,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1987 PINEGROVE 28 X 56
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.07	Acres-Road Frontage	3,000.00	210	100%		210
3.78	Acres-Back Land	500.00	1,890	100%		1,890
0.40	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.25		6,736.00 Per Acre		Land Total		42,100

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,568 Sqft	Grade D 100	Base	107,001
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,330
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	110,700

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	88,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	768	C 100	6,912	Avg.	80%	100%	100%	5,530
1.75 Gar	1989	1008	C 100	36,107	Avg.	80%	100%	100%	28,886
1,568 SFLA		56.48 = $/SFLA (4)				Outbuilding Total			34,416

Accpt Land	42,000	Accepted Bldg	123,000	Total	165,000

Map/Lot: R11 29
Account: 1949 Card: 1 of 1 Location: 1460 GOSHEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.45	Acres-Landlocked/Rear	200.00	4,690	100%		4,690
Total Acres 23.45		200.00 Per Acre			Land Total	4,690

Accpt Land 5,000 **Accepted Bldg** 0 **Total** 5,000

Map/Lot: R13 49
Account: 1950 Card: 1 of 1 Location: 157 GOSHEN RD

Neighborhood 3	Rural Dirt 2
Tree Growth	1989
Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	None
Street	None

Reference 1	FARMLAND 1989
Reference 2	FARMLAND 1989
Tran/Land/Bldg	1 2 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Mixed Wood F&O	408.00	2,040	100%		2,040
8.00	Acres-Under Water	.00		100%		0
Total Acres 13.00		156.92 Per Acre		Land Total		2,040

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Map/Lot: R13 36
Account: 1951 Card: 1 of 1 Location: 391 GOSHEN RD

Neighborhood 2	Rural Paved 2
Tree Growth	1989
Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 1989
Reference 2	FARMLAND 1989
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
11.00	Acres-Pasture F&O	350.00	3,850	100%		3,850
2.00	Acres-Crop/Blueberry F&O	450.00	900	100%		900
25.00	Acres-Softwood F&O	337.00	8,425	100%		8,425
56.00	Acres-Mixed Wood F&O	408.00	22,848	100%		22,848
56.00	Acres-Hardwood F&O	263.00	14,728	100%		14,728
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 152.00		597.05 Per Acre			Land Total	90,751

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,088 Sqft	Grade C 100	Base	98,553
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,102
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	5,440
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Fair	Basic	99,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	53,941

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1830	160	C 100	3,789	Fair	54%	100%	100%	2,046
Shed	1830	450	C 100	4,500	Fair	54%	100%	100%	2,430
1.5 Barn	1830	1120	E 100	20,050	Poor	46%	100%	100%	9,223
Shed	1830	224	E 100	1,680	Poor	46%	100%	100%	773
Shed	1830	648	E 100	4,860	Poor	46%	100%	100%	2,236
Shed	1830	144	E 100	1,080	Avg.	62%	100%	100%	670
Shed	1830	240	C 100	2,400	Avg.	62%	100%	100%	1,488
Shed	2006	140	E 100	1,050	Avg.	91%	100%	100%	956
1,088 SFLA		49.58 = $/SFLA (4)					Outbuilding Total		19,822

Accpt Land 91,000 **Accepted Bldg** 74,000 **Total** 165,000

Map/Lot: R13 40D
Account: 1952 Card: 1 of 1 Location: 484 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND RP RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/07/2014
Sale Price	205,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.12	Acres-Back Land	500.00	1,060	100%		1,060
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
1.00	Acres-Under Water	.00		100%		0
Total Acres 5.12		7,238.28 Per Acre		Land Total		37,060

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,740 Sqft	Grade C 110	Base	151,869
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Radiant	Cooling	0% None	Heat	3,981
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	162,588

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	149,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2007	576	C 110	13,292	Avg.	92%	100%	100%	12,229
Deck	2007	120	C 110	1,188	Avg.	92%	100%	100%	1,093
Sunspace	2007	264	C 110	15,464	Avg.	92%	100%	100%	14,227
Shed	1970	40	E 100	300	Fair	58%	100%	100%	174
Shed	1970	132	E 100	990	Fair	58%	100%	100%	574
1.5 Gar	2007	1280	D 100	33,965	Avg.	92%	100%	100%	31,248
1,740 SFLA		85.97 = $/SFLA (4)				Outbuilding Total			59,545

Accpt Land 37,000 **Accepted Bldg** 209,000 **Total** 246,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/06/2012
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.76	Acres-Road Frontage	3,000.00	8,280	100%		8,280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.76		10,142.86 Per Acre			Land Total	48,280

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,344 Sqft	Grade C 100	Base	113,474
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,003
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Fair	Basic	118,297

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	87,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1990	696	C 100	17,316	Avg.	81%	100%	100%	14,026
Deck	1990	120	C 100	1,080	Avg.	81%	100%	100%	875
Sunspace	1990	224	C 100	11,928	Avg.	81%	100%	100%	9,662
1,344 SFLA		65.13 = $/SFLA (4)					Outbuilding Total		24,563

Accpt Land	48,000	Accepted Bldg	112,000	Total	160,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
21.15	Acres-Back Land	500.00	10,575	100%		10,575
Total Acres 33.15		1,827.30 Per Acre		Land Total		60,575

Accpt Land 61,000 **Accepted Bldg** 0 **Total** 61,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	05/01/1988
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
2.34	Acres-Road Frontage	3,000.00	7,020	100%		7,020
3.40	Acres-Back Land	500.00	1,700	100%		1,700
Total Acres 7.74		5,196.38 Per Acre		Land Total		40,220

Accpt Land	40,000	**Accepted Bldg**	0	**Total**	40,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1977
Sale Price	32,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
53	$/LF -Water Frontage	150.00	7,950	100%		7,950
0.53	Acres-Water Acreage	.00		100%		0
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
2.57	Acres-Back Land	500.00	1,285	100%		1,285
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		17,822.50 Per Acre		Land Total		106,935

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	450 Sqft	Grade C 100	Base	83,855
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	1989	Standard	Standard	Average	Basic	85,735

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	73,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	242	C 100	12,879	Avg.	86%	100%	100%	11,076
2 Fr	1880	390	C 100	33,622	Avg.	86%	100%	100%	28,915
1 Fr	1880	260	C 100	13,837	Avg.	86%	100%	100%	11,900
2 Open Fr Porch	1880	56	C 100	2,148	Avg.	86%	100%	100%	1,847
Sunspace	1989	180	C 100	9,585	Avg.	80%	100%	100%	7,668
1.5 Barn	1998	1080	C 100	25,780	Avg.	86%	100%	100%	22,171
Shed	1998	432	C 100	4,320	Avg.	86%	100%	100%	3,715
Open Fr Porch	2004	203	C 100	4,807	Avg.	90%	100%	100%	4,326
Deck	2004	846	C 100	7,614	Avg.	90%	100%	100%	6,853
(U)Basement	2004	1072	C 100	17,152	Avg.	90%	100%	100%	15,437
788 SFLA		93.57 = $/SFLA (4)					Outbuilding Total		113,908

Accpt Land 107,000 **Accepted Bldg** 188,000 **Total** 295,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/2000
Sale Price	99,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		28,000.00 Per Acre		Land Total		56,000

Dwelling Description

Cape Cod	One & 1/2 Story	1,125 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	140,624
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	1,250
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,767
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Average	Basic	151,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	98,697

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1965	168	C 110	9,835	Avg.	65%	100%	100%	6,393
Att Gar	1965	484	C 110	11,169	Avg.	65%	100%	100%	7,260
Shed	1965	224	C 110	2,464	Avg.	65%	100%	100%	1,602
1,688 SFLA		58.47 = $/SFLA (4)					Outbuilding Total		15,255

Accpt Land	56,000	**Accepted Bldg**	114,000	**Total**	170,000

Map/Lot: U 5 36
Account: 1958 Card: 1 of 1 Location: 1112 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	03/05/2012
Sale Price	88,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 17 70 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.27		137,259.26 Per Acre			Land Total	37,060

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	875 Sqft	Grade C 100	Base	106,857
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-3,299
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,955
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,175
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1810	0	Standard	Standard	Average	Basic	113,508

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	66,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1810	192	C 100	10,218	Avg.	62%	100%	100%	6,335
(U)Basement	1810	192	C 100	3,072	Avg.	62%	100%	100%	1,905
(U)Attic	1810	192	C 100	1,728	Avg.	62%	100%	100%	1,071
1 Fr	1810	224	C 100	11,921	Avg.	62%	100%	100%	7,391
(U)Attic	1810	224	C 100	2,016	Avg.	62%	100%	100%	1,250
Open Fr Porch	1810	102	C 100	2,415	Avg.	62%	100%	100%	1,497
Enclosed Fr Porch	1810	85	C 100	3,896	Avg.	62%	100%	100%	2,416
1.5 Shed	1810	144	C 100	1,829	Avg.	62%	100%	100%	1,134
1.5 Barn	1810	930	C 100	22,199	Avg.	62%	100%	100%	13,763
Kennel Runs Fencing	1810	128	C 100	333	Avg.	62%	100%	100%	206
1,312 SFLA		50.96 = $/SFLA (4)				Outbuilding Total			36,968

Accpt Land 37,000 **Accepted Bldg** 104,000 **Total** 141,000

Map/Lot: R 9 77B
Account: 1959 Card: 1 of 1 Location: 120 DEAVER RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	None		
Street	Gravel		
	4200		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
Total Acres 2.60		9,346.15 Per Acre			Land Total	24,300

Accpt Land	24,000	**Accepted Bldg**	0	**Total**	24,000

Map/Lot: R 9 77A
Account: 1960 Card: 1 of 1 Location: 194 DEAVER RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		40,250.00 Per Acre		Land Total		161,000

Dwelling Description — Replacement Cost New

Log Home	One & 1/2 Story	945 Sqft	Grade C 110	Base	150,840
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-4,896
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-530
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	0	Standard	Standard	Average	Basic	145,414

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	100,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1971	216	C 110	5,626	Avg.	69%	100%	100%	3,882
Deck	1971	216	C 110	2,138	Avg.	69%	100%	100%	1,475
1,418 SFLA		70.76 = $/SFLA (4)					Outbuilding Total		5,357

Accpt Land 161,000 **Accepted Bldg** 106,000 **Total** 267,000

Map/Lot: R 7 49A
Account: 1961 Card: 1 of 1 Location: 1615 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/09/2015
Sale Price	172,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
520	$/LF -Water Frontage	150.00	78,000	50%		39,000
5.20	Acres-Water Acreage	.00		100%		0
5.30	Acres-Road Frontage	3,000.00	15,900	100%		15,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.50		17,992.00 Per Acre		Land Total		224,900

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,040 Sqft	Grade C 100	Base	154,159
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-5,876
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,099
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	Floor & Stairs			Attic	5,200
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1979	Standard	Standard	Average	Basic	164,792

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	102,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1780	646	C 100	34,380	Avg.	62%	100%	100%	21,316
Shed	1780	207	C 100	2,070	Avg.	62%	100%	100%	1,283
1.5 Barn	1780	640	C 100	15,277	Avg.	62%	100%	100%	9,472
2,080 SFLA		49.12 = $/SFLA (4)					Outbuilding Total		32,071

Accpt Land 225,000 **Accepted Bldg** 134,000 **Total** 359,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1986
Sale Price	82,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
500	$/LF -Water Frontage	150.00	75,000	100%		75,000
5.00	Acres-Water Acreage	.00		100%		0
2.25	Acres-Road Frontage	3,000.00	6,750	100%		6,750
10.75	Acres-Back Land	500.00	5,375	100%		5,375
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		9,106.25 Per Acre		Land Total		182,125

Dwelling Description

Cape Cod	One & 3/4 Story	825 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	129,496
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-5,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1837	0	Standard	Standard	Fair	Basic	128,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	69,372

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1837	360	C 110	21,075	Fair	54%	100%	100%	11,381
Enclosed Fr Porch	1837	112	C 110	5,646	Fair	54%	100%	100%	3,049
2.5 Barn	1837	1050	E 100	28,870	Fair	54%	100%	100%	15,590
Gar	1837	484	C 100	12,042	Avg.	62%	100%	100%	7,466
1,444 SFLA		48.04 = $/SFLA (4)					Outbuilding Total		37,486

Accpt Land 182,000 **Accepted Bldg** 107,000 **Total** 289,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	05/01/1987
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.60	Acres-Back Land	500.00	300	100%		300
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.10		33,909.09 Per Acre		Land Total		37,300

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,568 Sqft	Grade C 110	Base	140,121
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,005
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	132,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	115,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2000	80	C 110	2,083	Avg.	87%	100%	100%	1,812
Entry	2000	64	C 110	2,464	Avg.	87%	100%	100%	2,144
1.5 Gar	2000	720	C 110	25,020	Avg.	87%	100%	100%	21,767
Shed	2000	64	E 100	480	Avg.	87%	100%	100%	418
1,568 SFLA		73.68 = $/SFLA (4)				Outbuilding Total			26,141

Accpt Land 37,000 **Accepted Bldg** 142,000 **Total** 179,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1987 VICTORIA 14X80
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.16	Acres-Road Frontage	3,000.00	480	100%		480
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 2.16		25,222.22 Per Acre		Land Total		54,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Victorian M/H	1987	14X76	A 100	56,848	Avg.	51%	100%	100%	28,992
MH Slab	1987	1064	C 100	3,607	Avg.	79%	100%	100%	2,850
Deck	1987	84	C 100	756	Avg.	79%	100%	100%	597
Entry	1987	192	C 100	6,720	Avg.	79%	100%	100%	5,309
Gar	1987	768	C 100	19,108	Avg.	79%	100%	100%	15,095
1,064 SFLA		135.83 = $/SFLA (4)				Outbuilding Total			52,843

Accpt Land 54,000 **Accepted Bldg** 53,000 **Total** 107,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	06/01/1990
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 5 19
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.86	Acres-Back Land	500.00	430	100%		430
Total Acres 2.86		6,444.06 Per Acre		Land Total		18,430

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed		1996	252	E 100	1,890	Avg.	85%	100%	100%	1,606
1.75 Gar		2000	1120	C 100	40,118	Avg.	87%	100%	100%	34,903
Champion	M/H	1975	14X56	C 100	33,544	Poor	30%	50%	100%	5,032
Shed		2008	744	C 100	7,440	Avg.	93%	100%	100%	6,919
Box Trailer		1990	2	C 100	1,000	Avg.	81%	100%	100%	810
784 SFLA			190.75 = $/SFLA (4)				Outbuilding Total			49,270

Accpt Land 18,000 **Accepted Bldg** 49,000 **Total** 67,000

Map/Lot: R 3 17A
Account: 1966 Card: 1 of 1 Location: 229 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
Total Acres 1.00		3,000.00 Per Acre			Land Total	3,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1947	400	E 100	3,000	Fair	54%	100%	100%	1,620
							Outbuilding Total		1,620

Accpt Land 3,000 **Accepted Bldg** 2,000 **Total** 5,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	04/03/2017
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Baselot (Frct)	9,128.18	17,891	100%		17,891
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 1.96		20,352.55 Per Acre		Land Total		39,891

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 100	Base	93,610
Exterior	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	0
Fin. Basement Area	1008 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,160
Heating	100% Electric	Cooling	0% None	Heat	-343
Rooms	4				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	118,127

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	94,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	385	C 100	3,465	Avg.	80%	100%	100%	2,772
Shed	1999	192	E 100	1,440	Avg.	87%	100%	100%	1,253
Shed	1999	64	E 100	480	Avg.	87%	100%	100%	418
Shed	2015	192	E 100	1,440	Avg.	97%	100%	100%	1,397
1,008 SFLA		93.75 = $/SFLA (4)				Outbuilding Total			5,840

Accpt Land 40,000 **Accepted Bldg** 100,000 **Total** 140,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/05/2016
Sale Price	7,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.28	Acres-Back Land	500.00	2,640	100%		2,640
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.28		5,857.14 Per Acre			Land Total	42,640

Dwelling Description **Replacement Cost New**

Bi Level	One Story	920 Sqft	Grade C 100	Base	86,276
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	288 Sqft, Grade E	Basement Gar	None	Fin Bsmt	4,320
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,371
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
1973	0	Standard	Standard	Average	Basic	91,967

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	64,377

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1973	13	C 100	450	Avg.	70%	100%	100%	315
Overhang	1973	21	C 100	726	Avg.	70%	100%	100%	508
Deck	1995	324	C 100	2,916	Avg.	84%	100%	100%	2,449
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
920 SFLA		69.98 = $/SFLA (4)				Outbuilding Total			3,738

Accpt Land 43,000 **Accepted Bldg** 68,000 **Total** 111,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.50	Acres-Road Frontage	3,000.00	13,500	100%		13,500
3.00	Acres-Back Land	500.00	1,500	100%		1,500
1.50	Acres-Under Water	.00		100%		0
Total Acres 9.00		1,666.67 Per Acre		Land Total		15,000

Accpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		8,200.00 Per Acre		Land Total		41,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,064 Sqft	Grade D 100	Base	81,520
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-304
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	Standard	Standard	Average	Basic	81,216

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	58,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1996	768	E 100	14,331	Fair	80%	100%	100%	11,465
(F) Gar	1996	576	E 100	21,600	Fair	80%	100%	100%	17,280
Pine View....M/H	1977	12X67	D 100	29,547	Poor	30%	20%	100%	1,773
1,868 SFLA		31.30 = $/SFLA (4)					Outbuilding Total		30,518

Accpt Land 41,000 **Accepted Bldg** 89,000 **Total** 130,000

Map/Lot: R13 19
Account: 1971 Card: 1 of 1 Location: 1455 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	36,551.36	36,551	45%		16,448
1.70	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.70		13,499.26 Per Acre		Land Total		36,448

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	288 Sqft	Grade E 100	Base	36,283
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,592
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	Standard	Standard	Fair	Basic	43,875

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	23,693

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1951	320	E 100	12,772	Fair	54%	100%	100%	6,897
(U)Basement	1951	320	E 100	3,840	Fair	54%	100%	100%	2,074
Deck	2010	120	E 100	810	Avg.	94%	100%	100%	761
Shed	1951	220	E 100	1,650	Avg.	62%	100%	100%	1,023
288 SFLA		82.27 = $/SFLA (4)				Outbuilding Total			10,755

Accpt Land 36,000 **Accepted Bldg** 34,000 **Total** 70,000

Map/Lot: R24 8
Account: 1972 Card: 1 of 1 Location: 68 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/24/2016
Sale Price	48,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.09	Acres-Road Frontage	3,000.00	3,270	100%		3,270
2.82	Acres-Back Land	500.00	1,410	100%		1,410
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.91		7,221.66 Per Acre			Land Total	42,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1996	14X68	C 100	40,732	Avg.	51%	100%	100%	20,773
MH Slab	1996	952	C 100	3,227	Avg.	85%	100%	100%	2,743
Deck	1996	96	C 100	864	Avg.	85%	100%	100%	734
Gar	1996	384	E 100	7,166	Avg.	85%	100%	100%	6,091
952 SFLA		46.71 = $/SFLA (4)				Outbuilding Total			30,341

Accpt Land 43,000 **Accepted Bldg** 30,000 **Total** 73,000

Map/Lot: R24 26
Account: 1973 Card: 1 of 1 Location: 1071 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/1996
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
22.00	Acres-Back Land	500.00	11,000	100%		11,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 28.00		2,250.00 Per Acre			Land Total	63,000

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	925 Sqft	Grade E 100	Base	65,593
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,469
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Poor	Basic	69,062

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	31,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1860	250	E 100	8,594	Poor	46%	100%	100%	3,953
Shed	1860	130	E 100	975	Poor	46%	100%	100%	449
Gar	1860	440	E 100	8,210	Poor	46%	100%	100%	3,777
3 Barn	1860	7920	E 100	254,588	Poor	46%	20%	100%	23,422
Shed	1860	168	E 100	1,260	Poor	46%	100%	100%	580
Shed	2011	192	E 100	1,440	Avg.	94%	100%	100%	1,354
Cover-It	2012	240	C 100	480	Avg.	95%	100%	100%	456
925 SFLA		34.34 = $/SFLA (4)					Outbuilding Total		33,991

Accpt Land 63,000 **Accepted Bldg** 66,000 **Total** 129,000

Map/Lot: U 9 8
Account: 1974 Card: 1 of 1 Location: 1400 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND LC
Topography Level
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	04/01/1975
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.50		244,000.00 Per Acre		Land Total		122,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Convenience Store 10	1981	1586	C 100	233,919	Avg.	75%	100%	100%	175,439
(U)Attic	1981	1586	C 100	14,274	Avg.	75%	100%	100%	10,706
Stairs	1981	100	C 100	1,200	Avg.	75%	100%	100%	900
Canopy Metal Dec	1996	1364	C 100	30,008	Avg.	85%	100%	100%	25,507
Convenience Store 10	2011	71	C 100	10,472	Avg.	94%	100%	100%	9,844
							Outbuilding Total		222,396

Accpt Land 122,000 **Accepted Bldg** 222,000 **Total** 344,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/04/2005
Sale Price	48,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.34	Acres-Back Land	500.00	1,670	100%		1,670
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.34		7,803.37 Per Acre			Land Total	41,670

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,064 Sqft	Grade E 75	Base	59,992
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,197
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,993
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	Standard	Standard	Fair	Basic	61,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	43,869

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1975	384	E 100	2,880	Poor	51%	100%	100%	1,469
1,064 SFLA		41.23 = $/SFLA (4)					Outbuilding Total		1,469

Accpt Land	42,000	**Accepted Bldg**	45,000	**Total**	87,000

Map/Lot: R 7 30A
Account: 1976 Card: 1 of 1 Location: 71 SPRUCE LN

Neighborhood	16 River Tidal 2
Tree Growth	1983
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	10/18/2017
Sale Price	150,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1983 (SPEAR)
Reference 2	FARMLAND 1983 (SPEAR)
Tran/Land/Bldg	4 4 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Acres-Pasture F&O	350.00	5,950	100%		5,950
2.07	Acres-Wasteland/Bog	100.00	207	100%		207
Total Acres 19.07		322.86 Per Acre		Land Total		6,157

Accpt Land	6,000	**Accepted Bldg**	0	**Total**	6,000

Map/Lot: R19 21A
Account: 1977 Card: 1 of 1 Location: 1358 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/27/2007
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.03	Acres-Road Frontage	3,000.00	9,090	100%		9,090
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.03		9,759.44 Per Acre			Land Total	49,090

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	99,578
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,573
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
1971	0	Standard	Standard	Average	Basic	101,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	69,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1979	110	C 110	5,545	Avg.	74%	100%	100%	4,103
Gar	1979	720	C 110	19,705	Avg.	74%	100%	100%	14,582
Gar	1991	384	E 100	7,166	Avg.	82%	100%	100%	5,876
960 SFLA		72.70 = $/SFLA (4)					Outbuilding Total		24,561

Accpt Land 49,000 **Accepted Bldg** 94,000 **Total** 143,000

Map/Lot: R19 20B
Account: 1978 Card: 1 of 1 Location: 1301 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	20%		4,000
9.00	Acres-Road Frontage	3,000.00	27,000	20%		5,400
21.00	Acres-Back Land	500.00	10,500	100%		10,500
2.00	Acres-Under Water	.00		100%		0
Total Acres 34.00		585.29 Per Acre		Land Total		19,900

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1997
Sale Price	132,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	80%	Restrictio	48,000
500	$/LF -Water Frontage	100.00	50,000	100%		50,000
10.00	Acres-Water Acreage	.00		100%		0
5.75	Acres-Road Frontage	3,000.00	17,250	100%		17,250
14.25	Acres-Back Land	500.00	7,125	100%		7,125
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 32.00		4,824.22 Per Acre		Land Total		154,375

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	546 Sqft	Grade C 100	Base	103,966
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1931	0	Standard	Standard	Good	Basic	103,966

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	70,697

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1931	458	C 100	24,375	Good	68%	100%	100%	16,575
Enclosed Fr Porch	1931	160	C 100	7,333	Good	68%	100%	100%	4,986
1.5 Gar	1931	528	E 100	12,510	Fair	54%	100%	100%	6,755
Shed	1931	120	E 100	900	Poor	46%	100%	100%	414
2 Barn	1931	960	E 100	21,924	Poor	46%	100%	100%	10,085
Shed	1931	192	E 100	1,440	Poor	46%	100%	100%	662
Shed	1931	320	E 100	2,400	Poor	46%	100%	100%	1,104
Green House Hoop	2000	340	E 100	933	Avg.	87%	100%	100%	812
Guest House	2016	448	C 100	32,973	Avg.	97%	100%	100%	31,984
Canopy	2016	198	C 100	1,742	Avg.	97%	100%	100%	1,690
1,092 SFLA		64.74 = $/SFLA (4)				Outbuilding Total			75,067

Accpt Land 154,000 **Accepted Bldg** 146,000 **Total** 300,000

Map/Lot: U 4 68
Account: 1980 Card: 1 of 1 Location: 106 SCHOOL ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1999
Sale Price	121,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.26	Acres-Road Frontage	3,000.00	780	100%		780
Total Acres 0.51		74,078.43 Per Acre		Land Total		37,780

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,394 Sqft	Grade C 100	Base	189,237
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-5,255
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	4,154
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,640
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
1818	0	Standard	Standard	Average	Basic	193,776

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	114,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1818	320	C 100	17,030	Avg.	62%	100%	100%	10,559
Deck	1818	320	C 100	2,880	Avg.	62%	100%	100%	1,786
Patio	1818	56	C 100	271	Avg.	62%	100%	100%	168
Shed	1818	42	C 100	420	Avg.	62%	100%	100%	260
Deck	1818	60	C 100	540	Avg.	62%	100%	100%	335
1.5 Gar	1818	525	C 100	16,585	Avg.	62%	100%	100%	10,283
2,788 SFLA		40.94 = $/SFLA (4)				Outbuilding Total			23,391

Accpt Land 38,000 **Accepted Bldg** 138,000 **Total** 176,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	01/18/2005
Sale Price	18,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Baselot (Frct)	34,192.33	37,612	50%		18,806
Total Acres 1.10		17,096.36 Per Acre			Land Total	18,806

Accpt Land	19,000	**Accepted Bldg**	0	**Total**	19,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2017
Sale Price	265,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
3.12	Acres-Back Land	500.00	1,560	100%		1,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.12		13,000.00 Per Acre			Land Total	66,560

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,248 Sqft	Grade B 100	Base	181,681
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-6,211
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	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Good	Basic	187,832

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	127,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	304	B 100	9,503	Good	68%	100%	100%	6,462
1 Fr	1989	208	C 100	11,070	Avg.	80%	100%	100%	8,856
Enclosed Fr Porch	1989	182	C 100	8,341	Avg.	80%	100%	100%	6,673
Gar	1970	480	E 100	8,956	Avg.	68%	100%	100%	6,090
Shed	1970	180	E 100	1,350	Avg.	68%	100%	100%	918
1,872 SFLA		68.23 = $/SFLA (4)					Outbuilding Total		28,999

Accpt Land	67,000	**Accepted Bldg**	157,000	**Total**	224,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1999
Sale Price	131,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
5.00	Acres-Back Land	500.00	2,500	100%		2,500
6.00	Acres-Landlocked/Rear	200.00	1,200	100%		1,200
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.00		4,064.71 Per Acre			Land Total	69,100

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	956 Sqft	Grade B 100	Base	149,483
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,757
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,820
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Good	Basic	154,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	105,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1890	132	B 100	4,126	Good	68%	100%	100%	2,806
1.5 Gar	2004	624	B 100	26,020	Good	93%	100%	100%	24,199
Gar	2004	308	B 100	10,115	Good	93%	100%	100%	9,407
1 Fr	2005	55	B 100	3,864	Good	93%	100%	100%	3,594
(U)Basement	2005	55	B 100	1,162	Good	93%	100%	100%	1,081
1.75 Fr	2005	372	B 100	37,628	Good	93%	100%	100%	34,994
(U)Basement	2005	372	B 100	7,857	Good	93%	100%	100%	7,307
Enclosed Fr Porch	2005	152	B 100	9,195	Good	93%	100%	100%	8,551
1 Fr	2005	532	B 100	37,373	Good	93%	100%	100%	34,757
(U)Basement	2005	532	B 100	11,236	Good	93%	100%	100%	10,449
1,434 SFLA		73.47 = $/SFLA (4)					Outbuilding Total		137,145

Accpt Land 69,000 **Accepted Bldg** 243,000 **Total** 312,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2002
Sale Price	200,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.88	Acres-Baselot (Frct)	23,495.95	44,172	100%		44,172
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		34,134.04 Per Acre		Land Total		64,172

Dwelling Description

Colonial	Two Story	910 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	155,046
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,983
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	5,005
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1986	Standard	Standard	Good	Basic	162,362

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	142,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Fr	1880	750	C 110	63,219	Good	88%	100%	100%	55,633
Shed	1880	225	C 110	2,475	Good	88%	100%	100%	2,178
Barn	1880	1440	E 100	20,304	Fair	54%	100%	100%	10,964
Deck	1988	527	C 110	5,217	Good	85%	100%	100%	4,434
1,820 SFLA		78.50 = $/SFLA (4)				Outbuilding Total			73,209

Accpt Land	64,000	**Accepted Bldg**	216,000	**Total**	280,000

Map/Lot: R 1 94
Account: 1985 Card: 1 of 1 Location: 130 BUTTER POINT RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/06/2006
Sale Price	659,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Baselot (Frct)	273,402	120,297	100%		120,297
112	$/LF -Water Frontage	150.00	16,800	100%		16,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.44		357,038.64 Per Acre		Land Total		157,097

Dwelling Description **Replacement Cost New**

Contemporary	One Story	1,604 Sqft	Grade B 100	Base	172,810
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-720
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	2003	Standard	Standard	Good	Basic	180,729

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	173,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2003	190	B 100	13,348	Good	96%	100%	100%	12,814
Deck	1989	24	B 100	285	Good	85%	100%	100%	242
Deck	1989	352	B 100	4,182	Good	85%	100%	100%	3,555
Deck	1989	49	B 100	582	Good	85%	100%	100%	495
Stairs	1989	45	C 100	540	Avg.	80%	100%	100%	432
Ramp	1989	96	C 100	2,160	Avg.	80%	100%	100%	1,728
Ramp	1989	72	C 100	1,620	Avg.	80%	100%	100%	1,296
Float	1989	192	C 100	7,056	Avg.	80%	100%	100%	5,645
Shed	1999	80	E 100	600	Avg.	87%	100%	100%	522
Gar	2003	240	B 100	7,882	Good	96%	100%	100%	7,567
1,604 SFLA		108.17 = $/SFLA (4)				Outbuilding Total			34,296

Accpt Land 157,000 **Accepted Bldg** 208,000 **Total** 365,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	10/14/2016
Sale Price	239,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1 FARMLAND 2009
Reference 2 FARMLAND 2009
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
4.42	Acres-Pasture F&O	350.00	1,547	100%		1,547
14.00	Acres-Mixed Wood F&O	408.00	5,712	100%		5,712
2.00	Acres-Hardwood F&O	263.00	526	100%		526
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 20.92		2,953.39 Per Acre			Land Total	61,785

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	525 Sqft	Grade C 110	Base	88,052
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Good	Basic	95,252

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	64,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1860	312	C 110	8,127	Good	68%	100%	100%	5,526
1 Fr	1860	986	C 110	57,722	Good	68%	100%	100%	39,251
(F)Attic	1860	527	C 110	14,492	Good	68%	100%	100%	9,855
(U)Basement	1860	493	C 110	8,677	Good	68%	100%	100%	5,900
Enclosed Fr Porch	1860	28	C 110	1,411	Good	68%	100%	100%	959
1 Fr	1998	45	C 100	2,395	Avg.	86%	100%	100%	2,060
Open Shed	2001	432	C 100	3,456	Avg.	88%	100%	100%	3,041
Shed	2005	384	C 100	3,840	Avg.	91%	100%	100%	3,494
Open Fr Porch	2005	48	C 100	1,137	Avg.	91%	100%	100%	1,035
Deck	2006	150	C 110	1,485	Avg.	91%	100%	100%	1,351
788 SFLA		82.20 = $/SFLA (4)				Outbuilding Total			72,472

Accpt Land 62,000 **Accepted Bldg** 137,000 **Total** 199,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	10/14/2016
Sale Price	239,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	2017	1920	C 100	85,152	Avg.	97%	100%	100%	82,597
1.5 Barn	1860	1008	C 100	24,061	Avg.	62%	100%	100%	14,918
Shed	2008	256	C 100	2,560	Avg.	93%	100%	100%	2,381
788 SFLA		82.20 = $/SFLA (4)				Outbuilding Total			99,896

Accpt Land	0	**Accepted Bldg**	100,000	**Total**	100,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	62,000	137,000	199,000	62,000	137,000	199,000
2	0	100,000	100,000	0	100,000	100,000
TOTAL	62,000	237,000	299,000	62,000	237,000	299,000

Map/Lot: U14 5
Account: 1987 Card: 1 of 1 Location: 956 WINSLOWS MILLS RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2001
Sale Price	43,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Baselot (Frct)	27,080.92	23,290	67%		15,604
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.86		41,400.00 Per Acre		Land Total		35,604

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	528 Sqft	Grade C 100	Base	79,493
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,584
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	0	Standard	Standard	Fair	Basic	77,909

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	54%	100%	100%	42,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	390	C 100	20,756	Fair	54%	100%	100%	11,208
Deck	1900	192	C 100	1,728	Fair	54%	100%	100%	933
1.5 Barn	1900	630	E 100	11,278	Fair	54%	100%	100%	6,090
792 SFLA		53.12 = $/SFLA (4)					Outbuilding Total		18,231

Accpt Land 36,000 **Accepted Bldg** 60,000 **Total** 96,000

Map/Lot: R24 46
Account: 1988 Card: 1 of 2 Location: 1236 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1987
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.08	Acres-Road Frontage	3,000.00	15,240	100%		15,240
45.77	Acres-Back Land	500.00	22,885	100%		22,885
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 52.85		1,478.24 Per Acre			Land Total	78,125

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	122,981
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	125,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	67,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1860	325	C 100	3,250	Fair	54%	100%	100%	1,755
(U)Basement	1860	325	C 100	5,200	Fair	54%	100%	100%	2,808
Enclosed Fr Porch	1860	168	C 100	7,699	Fair	54%	100%	100%	4,157
1 Fr	1994	336	C 100	17,882	Avg.	84%	100%	100%	15,021
1.75 Barn	1860	576	E 100	11,694	Avg.	62%	100%	100%	7,250
2 Barn	1860	1440	E 100	32,886	Poor	46%	50%	100%	7,564
Barn	1860	864	E 100	12,182	Poor	46%	30%	100%	1,681
2.5 Barn	1860	1056	E 100	29,035	Poor	46%	20%	100%	2,671
Shed	1860	396	E 100	2,970	Poor	46%	50%	100%	683
2 Barn	1860	1400	E 100	31,972	Poor	46%	30%	100%	4,412
1,596 SFLA		42.56 = $/SFLA (4)					Outbuilding Total		48,002

Accpt Land 78,000 **Accepted Bldg** 116,000 **Total** 194,000

Map/Lot: R24 46
Account: 1988 Card: 2 of 2 Location: 1236 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1987
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1860	160	E 100	1,200	Poor	46%	30%	100%	166
Shed	1860	216	E 100	1,620	Avg.	62%	100%	100%	1,004
2 Gar	1860	456	E 100	13,783	Avg.	62%	100%	100%	8,545
1,596 SFLA		42.56 = $/SFLA (4)				Outbuilding Total			9,715

Accpt Land 0 **Accepted Bldg** 10,000 **Total** 10,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	78,000	116,000	194,000	78,000	116,000	194,000
2	0	10,000	10,000	0	10,000	10,000
TOTAL	78,000	126,000	204,000	78,000	126,000	204,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1985
Sale Price	18,300
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Baselot (Frct)	17,353.70	15,792	100%		15,792
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.91		39,331.87 Per Acre		Land Total		35,792

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	352 Sqft	Grade C 100	Base	52,391
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,373
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	Standard	Standard	Average	Basic	64,764

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	40,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1930	112	C 100	5,961	Avg.	62%	100%	100%	3,696
1 Fr	1930	64	C 100	3,406	Avg.	62%	100%	100%	2,112
(U)Basement	1930	64	C 100	1,024	Avg.	62%	100%	100%	635
Gar	1930	400	E 100	7,464	Avg.	62%	100%	100%	4,628
Shed	1930	220	E 100	1,650	Avg.	62%	100%	100%	1,023
352 SFLA		114.07 = $/SFLA (4)					Outbuilding Total		12,094

Accpt Land	36,000	Accepted Bldg	52,000	Total	88,000

Map/Lot: R24 4
Account: 1990 Card: 1 of 1 Location: 1591 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/28/2016
Sale Price	135,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	36,878.04	11,432	100%		11,432
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.31		101,393.55 Per Acre		Land Total		31,432

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	775 Sqft	Grade C 110	Base	138,568
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	861
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	4,263
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	Standard	Standard	Average	Basic	146,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	91,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1890	60	C 110	1,563	Avg.	62%	100%	100%	969
Deck	1890	40	C 110	396	Avg.	62%	100%	100%	246
Open Fr Porch	1890	150	C 110	3,907	Avg.	62%	100%	100%	2,422
(U)Basement	1890	150	C 110	2,640	Avg.	62%	100%	100%	1,637
Shed	1890	225	C 110	2,475	Avg.	62%	100%	100%	1,534
(U)Basement	1890	225	C 110	3,960	Avg.	62%	100%	100%	2,455
2.5 Barn	1890	690	E 100	18,971	Fair	54%	100%	100%	10,244
1,550 SFLA		58.72 = $/SFLA (4)				Outbuilding Total			19,507

Accpt Land 31,000 **Accepted Bldg** 111,000 **Total** 142,000

Map/Lot: R18 13
Account: 1991 Card: 1 of 1 Location: 1455 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	87,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.89	Acres-Road Frontage	3,000.00	2,670	100%		2,670
2.61	Acres-Back Land	500.00	1,305	100%		1,305
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.50		7,995.45 Per Acre			Land Total	43,975

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	560 Sqft	Grade C 100	Base	65,437
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,111
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,800
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	Standard	Standard	Average	Basic	66,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	40,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1890	56	C 100	2,980	Avg.	62%	100%	100%	1,848
1 Fr	1890	496	C 100	26,397	Avg.	62%	100%	100%	16,366
(U)Attic	1890	496	C 100	4,464	Avg.	62%	100%	100%	2,768
1.5 Shed	1890	330	C 100	4,191	Avg.	62%	100%	100%	2,598
Shed	1890	185	C 100	1,850	Avg.	62%	100%	100%	1,147
2 Barn	1890	600	C 100	18,270	Avg.	62%	100%	100%	11,327
Shed	1890	312	C 100	3,120	Avg.	62%	100%	100%	1,934
Shed	1890	156	C 100	1,560	Avg.	62%	100%	100%	967
Shed	1890	252	E 100	1,890	Fair	54%	100%	100%	1,021
Shed	1890	325	E 100	2,438	Fair	54%	100%	100%	1,317
560 SFLA		73.21 = $/SFLA (4)				Outbuilding Total			41,293

Accpt Land 44,000 **Accepted Bldg** 82,000 **Total** 126,000

Neighborhood 3	Rural Dirt 2
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	None
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	04/01/1985
Sale Price	1,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.59	Acres-Unimprov. R/W	300.00	1,977	100%		1,977
Total Acres 6.59		300.00 Per Acre		Land Total		1,977

Accpt Land	2,000	**Accepted Bldg**	0	**Total**	2,000

Map/Lot: R15 52
Account: 1993 Card: 1 of 1 Location: 523 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Dug WellSeptic System
Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.28	Acres-Road Frontage	3,000.00	3,840	100%		3,840
15.72	Acres-Back Land	500.00	7,860	100%		7,860
22.00	Acres-Wasteland/Bog	100.00	2,200	100%		2,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
10.00	Acres-Under Water	.00		100%		0
Total Acres 51.00		978.43 Per Acre		Land Total		49,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.5 Barn	1920	936	E 100	25,736	Poor	46%	100%	100%	11,839
						Outbuilding Total			11,839

Accpt Land 50,000 **Accepted Bldg** 12,000 **Total** 62,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/30/2018
Sale Price	500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.24	Acres-Road Frontage	3,000.00	21,720	100%		21,720
63.81	Acres-Back Land	500.00	31,905	100%		31,905
5.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 78.05		1,199.55 Per Acre			Land Total	93,625

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	560 Sqft	Grade D 100	Base	78,783
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,773
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,646
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-1,579
Attic	None			Attic	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	0	Standard	Standard	Fair	Basic	73,785

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	39,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1830	220	D 100	1,848	Fair	54%	100%	100%	998
1.5 Gar	1830	720	E 100	17,059	Fair	54%	100%	100%	9,212
Shed	1830	72	E 100	540	Poor	46%	100%	100%	248
980 SFLA		40.66 = $/SFLA (4)					Outbuilding Total		10,458

Accpt Land	94,000	Accepted Bldg	50,000	Total	144,000

Map/Lot: U 5 4
Account: 1995 Card: 1 of 1 Location: 109 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/01/1990
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Baselot (Frct)	112,972	14,686	100%		14,686
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.13		243,738.46 Per Acre			Land Total	31,686

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	875 Sqft	Grade D 100	Base	102,503
Exterior	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	0
Fin. Basement Area	875 Sqft, Grade D	Basement Gar	None	Fin Bsmt	14,700
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,916
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	121,488

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	75%	100%	88,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2017	120	D 100	907	Avg.	97%	75%	100%	660
Deck	2017	80	D 100	605	Avg.	97%	200%	100%	1,174
1,531 SFLA		57.73 = $/SFLA (4)					Outbuilding Total		1,834

Accpt Land	32,000	Accepted Bldg	90,000	Total	122,000

Map/Lot: R11 4
Account: 1996 Card: 1 of 1 Location: 792 FINNTOWN RD

Neighborhood 9 Residential Stream 2

Zoning/Use	SHORELAND SP RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	02/01/1987
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.60	Acres-Road Frontage	3,000.00	7,800	100%		7,800
25.70	Acres-Back Land	500.00	12,850	100%		12,850
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
Total Acres 33.30		1,680.18 Per Acre			Land Total	55,950

Accpt Land 56,000 **Accepted Bldg** 0 **Total** 56,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	05/01/1996
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
25.00	Acres-Back Land	500.00	12,500	100%		12,500
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
Total Acres 45.00		1,406.67 Per Acre		Land Total		63,300

Accpt Land 63,000 **Accepted Bldg** 0 **Total** 63,000

Map/Lot: R19 36
Account: 1998 Card: 1 of 1 Location: 553 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	05/22/2018
Sale Price	25,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
31.58	Acres-Back Land	500.00	15,790	100%		15,790
7.00	Acres-Wasteland/Bog	100.00	700	100%		700
Total Acres 43.58		1,043.83 Per Acre			Land Total	45,490

Accpt Land 45,000 **Accepted Bldg** 0 **Total** 45,000

Neighborhood 3	Rural Dirt 2
Tree Growth	2003
Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Gravel

Reference 1	FARMLAND 2003
Reference 2	FARMLAND 2003
Tran/Land/Bldg	2 1 10
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
53.20	Acres-Crop/Blueberry F&O	450.00	23,940	100%		23,940
58.80	Acres-Mixed Wood F&O	408.00	23,990	100%		23,990
2.53	Acres-Wasteland/Bog	100.00	253	100%		253
Total Acres 116.53		490.71 Per Acre		Land Total		57,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1900	630	C 100	23,751	Fair	54%	100%	100%	12,826
Shed	1900	247	E 100	1,852	Fair	54%	100%	100%	1,000
Shed	2005	140	C 100	1,400	Avg.	91%	100%	100%	1,274
Gar	1900	504	E 100	9,405	Avg.	62%	100%	100%	5,831
Concrete Pad	2010	336	E 100	1,310	Avg.	94%	100%	100%	1,231
1.5 Gar	2012	888	C 100	28,052	Avg.	95%	100%	100%	26,649
Deck	2012	36	C 100	324	Avg.	95%	100%	100%	308
1.5 Fr	2012	1032	C 100	69,743	Avg.	95%	80%	100%	53,005
(U)Basement	2012	1032	C 100	16,512	Avg.	95%	100%	100%	15,686
							Outbuilding Total		117,810

Accpt Land	57,000	**Accepted Bldg**	118,000	**Total**	175,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved
170

Sale Data

Sale Date	05/01/1999
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.44	Acres-Baselot (Frct)	12,585.41	18,123	100%		18,123
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.44		26,474.31 Per Acre		Land Total		38,123

Dwelling Description **Replacement Cost New**

Log Home	One Story	960 Sqft	Grade C 100	Base	109,325
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Average	Basic	111,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	83,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1981	192	C 100	8,799	Avg.	75%	100%	100%	6,599
1.5 Shed	1979	720	C 100	9,144	Avg.	74%	100%	100%	6,767
Shed	1985	576	C 100	5,760	Avg.	78%	100%	100%	4,493
Swimming Pool	1989	512	C 100	17,633	Avg.	80%	60%	100%	8,464
Deck	1989	1141	C 100	10,269	Avg.	80%	60%	100%	4,929
960 SFLA		86.88 = $/SFLA (4)				Outbuilding Total			31,252

Accpt Land 38,000 **Accepted Bldg** 115,000 **Total** 153,000

Map/Lot: R 3 49- 4
Account: 2001 Card: 1 of 1 Location: 957 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/03/2005
Sale Price	221,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 4
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	10,365.58	19,695	100%		19,695
3.00	# -Apartment	2,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.90		24,050.00 Per Acre		Land Total		45,695

Dwelling Description **Replacement Cost New**

Salt Box	Two Story	576 Sqft	Grade C 100	Base	110,014
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	11,280
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
1985	0	Standard	Standard	Average	Basic	121,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	94,609

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1985	40	C 100	360	Avg.	78%	100%	100%	281
Deck	1985	80	C 100	720	Avg.	78%	100%	100%	562
1.75 Fr	1985	760	C 100	58,239	Avg.	78%	100%	100%	45,426
Deck	1985	96	C 100	864	Avg.	78%	100%	100%	674
Enclosed Fr Porch	1985	84	C 100	3,850	Avg.	78%	100%	100%	3,003
Shed	1990	96	E 100	720	Fair	75%	100%	100%	540
Gar	1993	300	E 100	5,598	Fair	78%	100%	100%	4,366
1,152 SFLA		82.13 = $/SFLA (4)					Outbuilding Total		54,852

Accpt Land 46,000 **Accepted Bldg** 149,000 **Total** 195,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1992
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
238	$/LF -Water Frontage	150.00	35,700	100%		35,700
1.78	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.78		54,417.99 Per Acre		Land Total		205,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,384 Sqft	Grade B 100	Base	222,038
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,764
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	Standard	Standard	Average	Basic	234,247

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	203,795

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1992	120	E 100	900	Fair	77%	100%	100%	693
Patio	2001	452	C 100	2,188	Avg.	88%	100%	100%	1,925
Swimming Pool	2001	648	C 100	22,317	Avg.	88%	80%	100%	15,711
1.5 Gar	2003	896	C 100	28,305	Avg.	89%	90%	100%	22,672
Shed	2006	160	E 100	1,200	Avg.	91%	100%	100%	1,092
Ramp	2007	120	C 100	2,700	Avg.	92%	100%	100%	2,484
Float	2007	100	C 100	3,675	Avg.	92%	100%	100%	3,381
2,422 SFLA		84.14 = $/SFLA (4)				Outbuilding Total			47,958

Accpt Land 206,000 **Accepted Bldg** 252,000 **Total** 458,000

Map/Lot: R 9 94- 2A
Account: 2003 Card: 1 of 1 Location: 759 DEAVER RD

Neighborhood	14 River Deep 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land	272,000	**Bldg Override**	86,000	**Total**	358,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.27	Acres-Road Frontage	3,000.00	810	100%		810
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.27		28,991.19 Per Acre		Land Total		65,810

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	750 Sqft	Grade C 110	Base	122,045
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-4,661
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	123,588

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	84,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	156	C 110	9,132	Good	68%	100%	100%	6,210
1.5 Fr	1800	592	C 110	44,008	Good	68%	100%	100%	29,925
(U)Basement	1800	592	C 110	10,419	Good	68%	100%	100%	7,085
Shed	1800	420	C 110	4,620	Good	68%	100%	100%	3,142
Shed	1800	180	E 100	1,350	Fair	54%	100%	100%	729
Open Shed	1800	162	E 100	972	Fair	54%	100%	100%	525
Shed	1800	252	E 100	1,890	Fair	54%	100%	100%	1,021
2.5 Barn	1800	2400	E 100	65,988	Fair	54%	100%	100%	35,634
1,312 SFLA		64.05 = $/SFLA (4)				Outbuilding Total			84,271

Accpt Land 66,000 **Accepted Bldg** 168,000 **Total** 234,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	01/01/2000
Sale Price	55,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 13
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
1.00	Acres-Water Acreage	.00		100%		0
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
7.00	Acres-Back Land	500.00	3,500	100%		3,500
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 11.00		10,136.36 Per Acre		Land Total		111,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Guest House	2003	528	C 100	38,861	Avg.	89%	70%	100%	24,210
1 Fr	2003	144	C 100	7,664	Avg.	89%	100%	100%	6,821
1.5 Fr	2003	320	C 100	21,626	Avg.	89%	70%	100%	13,473
1 Fr	2004	64	C 100	3,406	Avg.	90%	70%	100%	2,146
Deck	2004	192	C 100	1,728	Avg.	90%	100%	100%	1,555
								Outbuilding Total	48,205

Accpt Land	112,000	**Accepted Bldg**	48,000	**Total**	160,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1985
Sale Price	37,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Baselot (Frct)	25,006.06	13,503	100%		13,503
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.54		62,042.59 Per Acre		Land Total		33,503

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	500 Sqft	Grade C 100	Base	99,292
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	99,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	40	C 100	947	Avg.	62%	100%	100%	587
1 Fr	1900	40	C 100	2,129	Avg.	62%	100%	100%	1,320
Open Fr Porch	1900	200	C 100	4,736	Avg.	62%	100%	100%	2,936
1 Fr	1900	88	C 100	4,683	Avg.	62%	100%	100%	2,903
(U)Basement	1900	88	C 100	1,408	Avg.	62%	100%	100%	873
Enclosed Fr Porch	1900	72	C 100	3,300	Avg.	62%	100%	100%	2,046
Gar	1978	784	E 100	14,630	Avg.	73%	100%	100%	10,680
2 Fr	1989	192	C 100	16,552	Avg.	80%	100%	100%	13,242
1,000 SFLA		61.56 = $/SFLA (4)					Outbuilding Total		34,587

Accpt Land 34,000 **Accepted Bldg** 96,000 **Total** 130,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2010
Sale Price	192,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
25	$/LF -Water Frontage	150.00	3,750	100%		3,750
0.25	Acres-Water Acreage	.00		100%		0
1.97	Acres-Back Land	500.00	985	100%		985
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.22		41,406.40 Per Acre		Land Total		174,735

Dwelling Description — **Replacement Cost New**

Cape Cod	One Story	504 Sqft	Grade C 110	Base	68,117
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,109
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	7,238
Attic	Full Finished			Attic	19,487
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	Standard	Standard	Average	Basic	93,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	74,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1988	240	C 110	14,050	Avg.	80%	100%	100%	11,240
(U)Basement	1988	240	C 110	4,224	Avg.	80%	100%	100%	3,379
Shed	1800	500	E 100	3,750	Fair	54%	100%	100%	2,025
Shed	1800	280	E 100	2,100	Fair	54%	100%	100%	1,134
Enclosed Fr Porch	2017	70	C 110	3,529	Avg.	97%	100%	100%	3,423
1 Fr	2017	299	C 110	17,504	Avg.	97%	60%	100%	10,187
(U)Basement	2017	299	C 110	5,262	Avg.	97%	100%	100%	5,104
Deck	2017	404	C 110	4,000	Avg.	97%	100%	100%	3,880
504 SFLA		148.78 = $/SFLA (4)					Outbuilding Total		40,372

Accpt Land 175,000 **Accepted Bldg** 115,000 **Total** 290,000

Map/Lot: R18 54C
Account: 2008 Card: 1 of 1 Location: 31 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1989
Sale Price	29,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.43	Acres-Baselot (Frct)	12,646.95	18,085	100%		18,085
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.43		26,632.87 Per Acre		Land Total		38,085

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,296 Sqft	Grade E 100	Base	82,870
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,329
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	77,656

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	69,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1972	75	E 100	506	Poor	48%	100%	100%	243
Shed	2007	192	E 100	1,440	Avg.	92%	100%	100%	1,325
Cover-It	2012	240	E 100	360	Avg.	95%	100%	100%	342
1,296 SFLA		53.33 = $/SFLA (4)				Outbuilding Total			1,910

Accpt Land 38,000 **Accepted Bldg** 71,000 **Total** 109,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/19/2005
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
17.44	Acres-Back Land	500.00	8,720	100%		8,720
5.00	Acres-Landlocked/Rear	200.00	1,000	100%		1,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 28.44		1,966.24 Per Acre			Land Total	55,920

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	806 Sqft	Grade C 100	Base	102,430
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-4,554
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-411
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
1850	0	Standard	Standard	Good	Basic	97,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	66,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	192	C 100	10,218	Good	68%	100%	100%	6,948
Shed	1850	216	C 100	2,160	Avg.	62%	100%	100%	1,339
1.5 Shed	1850	190	C 100	2,413	Fair	54%	100%	100%	1,303
1.5 Gar	2004	832	C 100	26,283	Avg.	90%	100%	100%	23,655
1,209 SFLA		54.82 = $/SFLA (4)					Outbuilding Total		33,245

Accpt Land 56,000 **Accepted Bldg** 100,000 **Total** 156,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
175.31	Acres-Back Land	500.00	87,655	100%		87,655
20.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 198.81		664.73 Per Acre		Land Total		132,155

Dwelling Description

					Replacement Cost New
Ranch	One Story	784 Sqft	Grade C 100	Base	78,702
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,911
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
2012	0	Standard	Standard	Average	Open	72,791

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	69,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2012	224	C 100	5,304	Avg.	95%	100%	100%	5,039
Canopy	2012	36	C 100	317	Avg.	95%	100%	100%	301
Enclosed Fr Porch	2012	264	C 100	12,099	Avg.	95%	100%	100%	11,494
Shed	2013	280	E 100	2,100	Avg.	96%	100%	100%	2,016
784 SFLA		88.20 = $/SFLA (4)					Outbuilding Total		18,850

Accpt Land 132,000 **Accepted Bldg** 88,000 **Total** 220,000

Map/Lot: R 3 24B- 2
Account: 2011 Card: 1 of 1 Location: 490 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/1984
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.86	Acres-Road Frontage	3,000.00	2,580	100%		2,580
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.86		14,888.11 Per Acre		Land Total		42,580

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,032 Sqft	Grade E 100	Base	71,281
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1986	0	Standard	Standard	Average	Basic	71,281

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	56,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1984	144	E 100	1,080	Poor	61%	100%	100%	659
Deck	1986	85	C 100	765	Avg.	79%	100%	100%	604
1,032 SFLA		54.57 = $/SFLA (4)				Outbuilding Total			1,263

Accpt Land 43,000 **Accepted Bldg** 58,000 **Total** 101,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 DWIGHT & KAREN SIMMONS
Tran/Land/Bldg 2 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.06		19,504.85 Per Acre		Land Total		40,180

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	2006	1084	C 100	3,675	Avg.	91%	100%	100%	3,344
						Outbuilding Total			3,344

Accpt Land 40,000 **Accepted Bldg** 3,000 **Total** 43,000

Map/Lot: R15 24A
Account: 2013 Card: 1 of 1 Location: 72 BURNHAM RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1998
Sale Price	9,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Back Land	500.00	6.000	100%		6.000
Total Acres 12.00		500.00 Per Acre		Land Total		6,000

Accpt Land	6,000	**Accepted Bldg**	0	**Total**	6,000

Map/Lot: R 9 5
Account: 2014 Card: 1 of 1 Location: 524 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
1.83	Acres-Road Frontage	3,000.00	5,490	100%		5,490
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.83		41,903.39 Per Acre		Land Total		160,490

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	768 Sqft	Grade C 110	Base	85,479
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,259
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,224
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	Standard	Standard	Average	Basic	90,962

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1955	176	C 110	8,873	Avg.	62%	100%	100%	5,501
Entry	1955	54	C 110	2,079	Avg.	62%	100%	100%	1,289
Gar	1955	690	E 100	12,875	Avg.	62%	100%	100%	7,982
Shed	1955	320	E 100	2,400	Avg.	62%	100%	100%	1,488
768 SFLA		73.43 = $/SFLA (4)				Outbuilding Total			16,260

Accpt Land 160,000 **Accepted Bldg** 73,000 **Total** 233,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
20.13	Acres-Landlocked/Rear	200.00	4,026	100%		4,026
Total Acres 20.13		200.00 Per Acre			Land Total	4,026

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R10 7B
Account: 2016 Card: 1 of 1 Location: 2889 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND BL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	70%		52,500
130	$/LF -Water Frontage	150.00	19,500	70%		13,650
1.30	Acres-Water Acreage	.00		100%		0
16.70	Acres-Back Land	500.00	8,350	100%		8,350
Total Acres 20.00		3,725.00 Per Acre		Land Total		74,500

Accpt Land 75,000 **Accepted Bldg** 0 **Total** 75,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.90		14,810.34 Per Acre		Land Total		42,950

Dwelling Description **Replacement Cost New**

Ranch	One Story	750 Sqft	Grade C 100	Base	77,354
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,118
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
1930	0	Standard	Standard	Average	Basic	78,472

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	48,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1930	24	C 100	840	Avg.	62%	100%	100%	521
Shed	1930	100	E 100	750	Fair	54%	100%	100%	405
750 SFLA		64.87 = $/SFLA (4)					Outbuilding Total		926

Accpt Land 43,000 **Accepted Bldg** 50,000 **Total** 93,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1979 OXFORD 14 X 70
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Baselot (Frct)	15,196.59	16,716	100%		16,716
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.10		33,378.18 Per Acre		Land Total		36,716

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1979	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
MH Slab	1979	924	C 100	3,132	Avg.	74%	100%	100%	2,318
1 Fr	1988	336	D 100	15,021	Avg.	80%	100%	100%	12,017
Gar	1981	576	C 100	14,331	Avg.	75%	100%	100%	10,748
Deck	2006	96	C 100	864	Avg.	91%	100%	100%	786
924 SFLA		79.90 = $/SFLA (4)				Outbuilding Total			51,047

Accpt Land 37,000 **Accepted Bldg** 51,000 **Total** 88,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/15/2007
Sale Price	145,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
3.50	Acres-Back Land	500.00	1,750	100%		1,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.50		17,590.91 Per Acre		Land Total		96,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,200 Sqft	Grade C 100	Base	132,486
Exterior	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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,682
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	143,138

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	98,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1982	1334	E 100	24,892	Avg.	76%	100%	100%	18,918
Deck	2006	528	C 100	4,752	Avg.	91%	100%	100%	4,324
1,800 SFLA		54.87 = $/SFLA (4)				Outbuilding Total			23,242

Accpt Land 97,000 **Accepted Bldg** 122,000 **Total** 219,000

Map/Lot: R11 4C
Account: 2020 Card: 1 of 1 Location: 758 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1989
Sale Price	22,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
0.12	Acres-Back Land	500.00	60	100%		60
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.16		18,601.85 Per Acre		Land Total		40,180

Dwelling Description **Replacement Cost New**

Ranch	One Story	792 Sqft	Grade C 110	Base	87,118
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,000
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
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
1989	0	Standard	Standard	Average	Basic	99,118

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	79,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1989	72	C 110	2,739	Avg.	80%	100%	100%	2,191
792 SFLA		100.12 = $/SFLA (4)					Outbuilding Total		2,191

Accpt Land 40,000 **Accepted Bldg** 81,000 **Total** 121,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	52,263.40	31,358	50%		15,679
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		59,465.00 Per Acre		Land Total		35,679

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	931 Sqft	Grade C 100	Base	111,273
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	111,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	60,087

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1880	10	C 100	1,280	Fair	54%	100%	100%	691
Shed	1880	110	C 100	1,100	Fair	54%	100%	100%	594
1.5 Shed	1880	396	C 100	5,029	Fair	54%	100%	100%	2,716
1,396 SFLA		43.04 = $/SFLA (4)					Outbuilding Total		4,001

Accpt Land 36,000 **Accepted Bldg** 64,000 **Total** 100,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/24/2005
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.76	Acres-Road Frontage	3,000.00	2,280	100%		2,280
0.31	Acres-Back Land	500.00	155	100%		155
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 3.07		17,731.27 Per Acre		Land Total		54,435

Dwelling Description **Replacement Cost New**

Ranch	One Story	640 Sqft	Grade E 75	Base	39,240
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-720
Rooms	3				
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
1981	0	Standard	Standard	Average	Basic	35,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	26,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1981	240	E 100	15,518	Avg.	75%	100%	100%	11,638
Enclosed Fr Porch	2006	160	E 100	5,500	Avg.	91%	100%	100%	5,005
Cabin	2001	512	E 100	14,476	Avg.	88%	100%	100%	12,739
Deck	2001	96	E 100	648	Avg.	88%	100%	100%	570
640 SFLA		41.96 = $/SFLA (4)				Outbuilding Total			29,952

Accpt Land 54,000 **Accepted Bldg** 57,000 **Total** 111,000

Map/Lot: R 8 10
Account: 2023 Card: 1 of 1 Location: 56 MAYO RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1994
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.37	Acres-Baselot (Frct)	29,322.37	40,172	50%		20,086
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.37		29,259.85 Per Acre		Land Total		40,086

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	118,520
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,253
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
1967	0	Standard	Standard	Average	Basic	120,773

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	79,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1967	48	C 100	1,680	Avg.	66%	100%	100%	1,109
Shed	1967	360	E 100	2,700	Fair	56%	100%	100%	1,512
Deck	2008	160	C 100	1,440	Avg.	93%	100%	100%	1,339
1,512 SFLA		52.72 = $/SFLA (4)					Outbuilding Total		3,960

Accpt Land 40,000 **Accepted Bldg** 84,000 **Total** 124,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND SP RURAL
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Landlocked/Rear	200.00	600	100%		600
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
Total Acres 9.00		133.33 Per Acre			Land Total	1,200

Accpt Land 1,000 **Accepted Bldg** 0 **Total** 1,000

Map/Lot: R15 52B
Account: 2025 Card: 1 of 1 Location: 56 HEYER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1979
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1973 DUNHILL 24 X 35
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.37	Acres-Baselot (Frct)	13,032.17	17,854	100%		17,854
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.37		27,630.66 Per Acre			Land Total	37,854

Dwelling Description **Replacement Cost New**

Doublewide	One Story	840 Sqft	Grade E 75	Base	46,226
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,563
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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
1973	0	Standard	Standard	Poor	Basic	42,663

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	49%	100%	100%	20,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1983	480	E 100	8,956	Avg.	77%	100%	100%	6,896
Enclosed Fr Porch	1983	184	C 100	8,433	Avg.	77%	100%	100%	6,493
Deck	1983	80	C 100	720	Avg.	77%	100%	100%	554
Deck	1983	160	C 100	1,440	Avg.	77%	100%	100%	1,109
8 Mobile Home	1960	8X48	C 100	21,408	Poor	30%	20%	100%	1,284
1,224 SFLA		17.08 = $/SFLA (4)					Outbuilding Total		16,336

Accpt Land 38,000 **Accepted Bldg** 37,000 **Total** 75,000

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/29/2017
Sale Price	32,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
18.06	Acres-Back Land	500.00	9,030	100%		9,030
Total Acres 20.06		1,447.16 Per Acre		Land Total		29,030

Accpt Land	29,000	**Accepted Bldg**	0	**Total**	29,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Gravel

Sale Data

Sale Date	08/20/2018
Sale Price	100,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
64.00	Acres-Back Land	500.00	32,000	100%		32,000
4.00	Acres-Under Water	.00		100%		0
Total Acres 80.00		1,212.50 Per Acre		Land Total		97,000

Accpt Land 97,000 **Accepted Bldg** 0 **Total** 97,000

Map/Lot: R19 15
Account: 2028 Card: 1 of 1 Location: 2023 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1980 OXFORD 14 X 76
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 18 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.67	Acres-Baselot (Frct)	11,345.39	18,947	100%		18,947
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.67		23,321.56 Per Acre			Land Total	38,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1980	14X72	A 100	53,856	Fair	40%	100%	100%	21,542
MH Slab	1980	1008	C 100	3,417	Avg.	75%	100%	100%	2,563
Gar	1973	598	E 100	11,158	Avg.	70%	100%	100%	7,811
Deck	2006	96	E 100	648	Avg.	91%	100%	100%	590
1,008 SFLA		42.11 = $/SFLA (4)				Outbuilding Total			32,506

Accpt Land 39,000 **Accepted Bldg** 33,000 **Total** 72,000

Map/Lot: R14 33
Account: 2029 Card: 1 of 1 Location: 351 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1998
Sale Price	73,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Baselot (Frct)	11,690.61	18,705	100%		18,705
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.60		24,190.63 Per Acre		Land Total		38,705

Dwelling Description **Replacement Cost New**

Ranch	One Story	968 Sqft	Grade C 100	Base	90,127
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	Floor & Stairs			Attic	4,840
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	Standard	Standard	Average	Basic	95,907

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1955	48	C 100	1,660	Avg.	62%	100%	100%	1,029
Entry	1955	16	C 100	560	Avg.	62%	100%	100%	347
1.5 Gar	1965	624	E 100	14,784	Fair	54%	100%	100%	7,983
Shed	1955	130	E 100	975	Poor	46%	100%	100%	448
968 SFLA		61.43 = $/SFLA (4)				Outbuilding Total			9,807

Accpt Land 39,000 **Accepted Bldg** 69,000 **Total** 108,000

Map/Lot: R 4 50
Account: 2030 Card: 1 of 1 Location: 14 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/28/2017
Sale Price	800,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Baselot (Frct)	58,560.45	29,866	100%		29,866
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.51		127,188.24 Per Acre		Land Total		64,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Medical Clinic	2001	3655	C 100	330,960	Avg.	88%	100%	100%	291,245
2nd Floor Fin	2001	3655	C 100	194,519	Avg.	88%	100%	100%	171,177
Basement 8	2001	3655	C 100	90,169	Avg.	88%	100%	100%	79,349
Deck	2001	300	C 100	2,700	Avg.	88%	100%	100%	2,376
							Outbuilding Total		544,147

Accpt Land 65,000 **Accepted Bldg** 544,000 **Total** 609,000

Map/Lot: R13 20B
Account: 2031 Card: 1 of 1 Location: 1454 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
1.22	Acres-Road Frontage	3,000.00	3,660	100%		3,660
10.78	Acres-Back Land	500.00	5,390	100%		5,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.00		3,521.43 Per Acre		Land Total		49,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	102,205
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	102,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	80,742

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	288	C 100	2,592	Avg.	80%	100%	100%	2,074
Shed	1988	108	E 100	810	Fair	73%	100%	100%	591
Shed	1994	480	E 100	3,600	Fair	78%	100%	100%	2,808
Shed	2005	160	E 100	1,200	Fair	88%	100%	100%	1,056
Box Trailer	1980	1	E 100	375	Fair	67%	100%	100%	251
Open Shed	1994	220	E 100	1,320	Fair	78%	100%	100%	1,030
Deck	2012	408	C 100	3,672	Avg.	95%	100%	100%	3,488
1,224 SFLA		65.97 = $/SFLA (4)				Outbuilding Total			11,298

Accpt Land 49,000 **Accepted Bldg** 92,000 **Total** 141,000

Map/Lot: R15 69D
Account: 2032 Card: 1 of 1 Location: 84 CAMPBELL HILL RD

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1977	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
Enclosed Fr Porch	2017	112	E 100	3,850	Fair	96%	100%	100%	3,696
924 SFLA		103.41 = $/SFLA (4)				Outbuilding Total			18,506

Accpt Land 0 **Accepted Bldg** 19,000 **Total** 19,000

Map/Lot: R 2 62B
Account: 2033 Card: 1 of 1 Location: 7 GEELE LN

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
396	$/LF -Water Frontage	150.00	59,400	100%		59,400
3.96	Acres-Water Acreage	.00		100%		0
7.25	Acres-Back Land	500.00	3,625	100%		3,625
Total Acres 13.21		16,126.04 Per Acre		Land Total		213,025

Accpt Land 213,000 **Accepted Bldg** 0 **Total** 213,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1977 SKYLINE 14 X 70
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
1.32	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 4.82		11,721.99 Per Acre			Land Total	56,500

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,323 Sqft	Grade E 75	Base	63,095
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,611
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
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	Standard	Standard	Average	Basic	59,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	53,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1977	14X66	A 100	49,368	Poor	30%	70%	100%	10,367
Deck	1977	128	E 100	864	Poor	54%	100%	100%	467
Shed	1977	256	E 100	1,920	Fair	64%	100%	100%	1,229
Deck	2004	136	E 100	918	Avg.	90%	100%	100%	826
2,247 SFLA		23.92 = $/SFLA (4)					Outbuilding Total		12,889

Accpt Land 57,000 **Accepted Bldg** 67,000 **Total** 124,000

Map/Lot: R 9 5A
Account: 2035 Card: 1 of 1 Location: 548 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		76,762.38 Per Acre		Land Total		155,060

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	138,795
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,754
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	147,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	101,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1971	48	C 110	475	Avg.	69%	100%	100%	328
Shed	1971	273	E 100	2,048	Fair	59%	100%	100%	1,208
1,680 SFLA		60.67 = $/SFLA (4)				Outbuilding Total			1,536

Accpt Land 155,000 **Accepted Bldg** 103,000 **Total** 258,000

Map/Lot: R18 58
Account: 2036 Card: 1 of 1 Location: 433 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/31/2018
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.59	Acres-Road Frontage	3,000.00	7,770	100%		7,770
20.33	Acres-Back Land	500.00	10,165	100%		10,165
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 24.92		2,324.84 Per Acre			Land Total	57,935

Dwelling Description — **Replacement Cost New**

Cape Cod	One Story	800 Sqft	Grade C 100	Base	79,695
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,192
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,000
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	Standard	Standard	Fair	Basic	84,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	45,839

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1979	790	E 100	5,925	Fair	66%	100%	100%	3,910
Shed	1989	972	E 100	7,290	Fair	74%	100%	100%	5,395
800 SFLA		57.30 = $/SFLA (4)					Outbuilding Total		9,305

Accpt Land 58,000 **Accepted Bldg** 55,000 **Total** 113,000

Map/Lot: U 4 61
Account: 2037 Card: 1 of 2 Location: 61 SCHOOL ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/06/2016
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.26	Acres-Road Frontage	3,000.00	780	100%		780
Total Acres 0.51		78,000.00 Per Acre		Land Total		39,780

Dwelling Description

					Replacement Cost New
Colonial	Two Story	999 Sqft	Grade C 110	Base	164,454
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,275
Rooms	12				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	10,340
Attic	Floor & Stairs			Attic	5,495
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1854	0	Standard	Standard	Average	Basic	183,564

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	62%	100%	100%	113,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1854	1	C 110	2,200	Avg.	62%	100%	100%	1,364
1 Fr	1854	360	C 110	21,075	Avg.	62%	100%	100%	13,066
Shed	1854	84	C 110	924	Avg.	62%	100%	100%	573
Shed	1854	345	C 110	3,795	Avg.	62%	100%	100%	2,353
(U)Basement	1854	345	C 110	6,072	Avg.	62%	100%	100%	3,765
(F)Attic	1854	345	C 110	9,488	Avg.	62%	100%	100%	5,883
Open Fr Porch	1854	162	C 110	4,220	Avg.	62%	100%	100%	2,616
Enclosed Fr Porch	1854	42	C 110	2,118	Avg.	62%	100%	100%	1,313
Att Gar	1854	432	C 110	9,969	Avg.	62%	100%	100%	6,181
(F)Attic	1854	432	C 110	11,880	Avg.	62%	100%	100%	7,366
1,998 SFLA		56.96 = $/SFLA (4)					Outbuilding Total		44,480

Accpt Land 40,000 **Accepted Bldg** 158,000 **Total** 198,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/06/2016
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1854	360	C 100	3,600	Avg.	62%	100%	100%	2,232
Shed	2001	120	C 100	1,200	Avg.	88%	100%	100%	1,056
Deck	2004	40	C 110	396	Avg.	90%	100%	100%	356
Deck	2004	172	C 110	1,703	Avg.	90%	100%	100%	1,533
Open Fr Porch	2004	168	C 110	4,376	Avg.	90%	100%	100%	3,938
1,998 SFLA		56.96 = $/SFLA (4)				Outbuilding Total			9,115

Accpt Land 0 **Accepted Bldg** 9,000 **Total** 9,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	40,000	158,000	198,000	40,000	158,000	198,000
2	0	9,000	9,000	0	9,000	9,000
TOTAL	40,000	167,000	207,000	40,000	167,000	207,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1995
Sale Price	144,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Baselot (Frct)	24,704.55	43,233	100%		43,233
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.75		36,133.14 Per Acre			Land Total	63,233

Dwelling Description **Replacement Cost New**

Colonial	Two Story	768 Sqft	Grade C 110	Base	139,175
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,514
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1865	0	Standard	Standard	Good	Basic	150,686

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	102,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1865	576	C 110	42,819	Good	68%	100%	100%	29,117
(U)Basement	1865	576	C 110	10,138	Good	68%	100%	100%	6,894
2 Barn	1865	1026	C 110	34,366	Good	68%	100%	100%	23,369
Open Fr Porch	1865	40	C 110	1,042	Good	68%	100%	100%	709
Deck	2000	400	C 110	3,960	Good	91%	100%	100%	3,604
1,536 SFLA		66.71 = $/SFLA (4)					Outbuilding Total		63,693

Accpt Land	63,000	Accepted Bldg	166,000	Total	229,000

Map/Lot: R 9 92
Account: 2039 Card: 1 of 1 Location: 356 DEAVER RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	06/01/1997
Sale Price	155,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	20 70 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.18	Acres-Baselot (Frct)	108,509	128,040	90%	Restrictio	115,236
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.18		114,606.78 Per Acre		Land Total		135,236

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,352 Sqft	Grade B 100	Base	151,947
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,712
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	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	Standard	Standard	Good	Basic	158,141

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	126,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	32	B 100	380	Avg.	73%	100%	100%	277
Ramp	1998	342	C 100	7,695	Avg.	86%	100%	100%	6,618
Float	1998	192	C 100	7,056	Avg.	86%	100%	100%	6,068
Shed	1998	256	C 100	2,560	Avg.	86%	100%	100%	2,202
2 Fr	2000	136	B 100	15,477	Avg.	87%	100%	100%	13,465
Open Fr Porch	2001	200	B 100	6,252	Avg.	88%	100%	100%	5,502
Gar	2004	576	B 100	18,917	Avg.	90%	100%	100%	17,025
(U)Attic	2004	576	B 100	6,843	Avg.	90%	100%	100%	6,159
Deck	2009	220	B 100	2,614	Avg.	93%	100%	100%	2,431
1,352 SFLA		93.57 = $/SFLA (4)				Outbuilding Total			59,747

Accpt Land 135,000 **Accepted Bldg** 186,000 **Total** 321,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/30/2015
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.52	Acres-Road Frontage	3,000.00	4,560	100%		4,560
2.00	Acres-Under Water	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.48	Acres-Back Land	500.00	240	100%		240
Total Acres 6.00		9,466.67 Per Acre		Land Total		56,800

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,116 Sqft	Grade C 100	Base	99,316
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,207
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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
1830	1975	Standard	Standard	Average	Basic	95,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	58,968

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1830	30	C 100	1,050	Avg.	62%	100%	100%	651
Deck	1830	262	C 100	2,358	Avg.	62%	100%	100%	1,462
Gar	1830	560	C 100	13,933	Avg.	62%	100%	100%	8,638
Shed	1830	320	C 100	3,200	Avg.	62%	100%	100%	1,984
Gar	2001	672	C 100	16,719	Avg.	88%	100%	100%	14,713
(F) Gar	2001	672	C 100	33,600	Avg.	88%	100%	100%	29,568
Deck	2001	156	C 100	1,404	Avg.	88%	100%	100%	1,236
1,116 SFLA		52.84 = $/SFLA (4)					Outbuilding Total		58,252

Accpt Land 57,000 **Accepted Bldg** 117,000 **Total** 174,000

Neighborhood 2	Rural Paved 2
Tree Growth	2007
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 2007
Reference 2	FARMLAND 2007
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	100%		16,245
21.00	Acres-Under Water	.00		100%		0
9.00	Acres-Pasture F&O	350.00	3,150	100%		3,150
74.00	Acres-Softwood F&O	337.00	24,938	100%		24,938
57.00	Acres-Mixed Wood F&O	408.00	23,256	100%		23,256
16.00	Acres-Hardwood F&O	263.00	4,208	100%		4,208
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 178.00		515.71 Per Acre			Land Total	91,797

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	638 Sqft	Grade D 100	Base	74,801
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,020
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,608
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-790
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1866	0	Standard	Standard	Fair	Basic	70,383

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	38,007

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1866	120	D 100	3,528	Fair	54%	100%	100%	1,905
Shed	1866	168	E 100	1,260	Fair	54%	100%	100%	680
Shed	1866	192	E 100	1,440	Avg.	62%	100%	100%	893
Shed	1981	384	E 100	2,880	Fair	67%	100%	100%	1,930
1 Fr	1996	308	C 100	16,392	Avg.	85%	100%	100%	13,933
Green House Hoop	1996	450	E 100	1,235	Avg.	85%	100%	100%	1,050
Shed	1970	256	E 100	1,920	Avg.	68%	100%	100%	1,306
Shed	2013	120	E 100	900	Avg.	96%	100%	100%	864
Shed	2015	96	E 100	720	Avg.	97%	100%	100%	698
1.5 Barn	2017	660	E 100	11,816	Avg.	97%	20%	100%	2,292
957 SFLA		39.71 = $/SFLA (4)					Outbuilding Total		25,551

Accpt Land 92,000 **Accepted Bldg** 64,000 **Total** 156,000

Map/Lot: R13 45
Account: 2042 Card: 1 of 1 Location: 1241 OLD ROUTE 1

Neighborhood 2	Rural Paved 2
Tree Growth	1978
Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 1978
Reference 2	FARMLAND 1978
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Crop/Blueberry F&O	450.00	450	100%		450
23.00	Acres-Pasture F&O	350.00	8,050	100%		8,050
7.00	Acres-Softwood F&O	337.00	2,359	100%		2,359
7.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 40.00		1,271.48 Per Acre		Land Total		50,859

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	824 Sqft	Grade C 100	Base	103,864
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	832
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,842
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	1977	Standard	Standard	Average	Basic	106,538

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	66,054

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1900	54	C 100	1,890	Avg.	62%	100%	100%	1,172
Shed	1900	336	E 100	2,520	Poor	46%	100%	100%	1,159
2 Shed	1900	192	E 100	2,332	Poor	46%	100%	100%	1,073
2.5 Barn	1900	1440	E 100	39,592	Fair	54%	100%	100%	21,380
Open Shed	1900	432	E 100	2,592	Fair	54%	100%	100%	1,400
Shed	1900	96	E 100	720	Fair	54%	100%	100%	389
Green House Hoop	1995	1408	E 100	3,865	Fair	79%	100%	100%	3,053
1,236 SFLA		53.44 = $/SFLA (4)				Outbuilding Total			29,626

Accpt Land 51,000 **Accepted Bldg** 96,000 **Total** 147,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/27/2007
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.35	Acres-Back Land	500.00	175	100%		175
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.85		49,617.65 Per Acre		Land Total		42,175

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	156,447
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 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	3	Half Baths	1	Plumbing	9,926
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	166,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	113,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1870	400	B 100	35,682	Good	68%	100%	100%	24,264
Open Fr Porch	1991	225	B 100	7,033	Good	86%	100%	100%	6,048
Enclosed Fr Porch	1870	90	B 100	5,445	Good	68%	100%	100%	3,703
Deck	1870	135	B 100	1,604	Good	68%	100%	100%	1,091
1.5 Shed	1870	775	B 100	12,991	Good	68%	100%	100%	8,834
Shed	1870	434	B 100	5,729	Good	68%	100%	100%	3,896
Gar	1950	391	C 100	9,728	Avg.	62%	100%	100%	6,031
Shed	1992	102	C 100	1,020	Avg.	82%	100%	100%	836
Shed	1870	325	E 100	2,438	Avg.	62%	100%	100%	1,512
1,512 SFLA		74.82 = $/SFLA (4)				Outbuilding Total			56,215

Accpt Land 42,000 **Accepted Bldg** 169,000 **Total** 211,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1983
Sale Price	13,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
54	$/LF -Water Frontage	150.00	8,100	100%		8,100
0.54	Acres-Water Acreage	.00		100%		0
3.58	Acres-Road Frontage	3,000.00	10,740	100%		10,740
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 6.12		33,633.99 Per Acre		Land Total		205,840

Dwelling Description **Replacement Cost New**

Contemporary	One & 1/2 Story	908 Sqft	Grade C 110	Base	121,610
Exterior	Wood 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 Space	Basement	-4,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-1,034
Attic	None			Attic	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	Standard	Standard	Average	Basic	115,872

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	81%	50%	100%	46,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1990	100	C 110	2,605	Avg.	81%	100%	100%	2,110
Open Fr Porch	1990	28	C 110	729	Avg.	81%	100%	100%	590
2 Fr	1987	576	C 110	54,623	Avg.	81%	50%	100%	22,122
1 Fr	1987	447	C 110	26,168	Avg.	81%	100%	100%	21,196
Gar	1987	576	C 110	15,764	Avg.	79%	100%	100%	12,454
(F) Gar	1987	576	C 110	31,680	Avg.	79%	100%	100%	25,027
Overhang	1987	68	C 110	2,587	Avg.	79%	100%	100%	2,044
Entry	1987	96	C 110	3,696	Avg.	79%	100%	100%	2,920
Deck	1987	64	C 110	634	Avg.	79%	100%	100%	501
Shed	2004	288	C 100	2,880	Avg.	90%	100%	100%	2,592
1,362 SFLA		34.46 = $/SFLA (4)					Outbuilding Total		91,556

Accpt Land 206,000 **Accepted Bldg** 138,000 **Total** 344,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/29/2016
Sale Price	189,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.01	Acres-Road Frontage	3,000.00	3,030	100%		3,030
32.05	Acres-Back Land	500.00	16,025	100%		16,025
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 35.06		1,684.40 Per Acre			Land Total	59,055

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	972 Sqft	Grade B 100	Base	151,148
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry 1/2 Bmt	Basement	-4,837
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2003	Standard	Standard	Good	Basic	155,907

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	106,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	330	B 100	23,183	Good	68%	70%	100%	11,035
(U)Attic	1820	330	B 100	3,920	Good	68%	70%	100%	1,866
1 Fr	1820	308	B 100	21,637	Good	68%	70%	100%	10,299
Deck	1991	377	B 100	4,479	Good	86%	100%	100%	3,852
2.5 Barn	1820	1656	E 100	45,532	Poor	46%	100%	100%	20,945
Open Shed	1986	128	E 100	768	Fair	72%	100%	100%	553
Open Shed	1987	736	E 100	4,416	Fair	72%	100%	100%	3,180
1,458 SFLA		72.71 = $/SFLA (4)					Outbuilding Total		51,730

Accpt Land 59,000 **Accepted Bldg** 158,000 **Total** 217,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	05/04/2018
Sale Price	184,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.05	Acres-Road Frontage	3,000.00	150	100%		150
0.18	Acres-Back Land	500.00	90	100%		90
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.23		19,165.92 Per Acre			Land Total	42,740

Dwelling Description

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	**Replacement Cost New** Base	134,251
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	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	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Average	Basic	139,856

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	82,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1800	518	C 100	44,657	Avg.	62%	100%	100%	27,687
2 Fr	1994	255	C 100	21,984	Avg.	84%	100%	100%	18,467
Overhang	1994	15	C 100	519	Avg.	84%	100%	100%	436
Open Fr Porch	1800	90	C 100	2,131	Avg.	62%	100%	100%	1,321
Deck	1800	160	C 100	1,440	Avg.	62%	100%	100%	893
Gar	1985	576	E 100	10,748	Avg.	78%	100%	100%	8,383
Gar	1995	480	E 100	8,956	Avg.	84%	100%	100%	7,523
Shed	1900	600	E 100	4,500	Poor	46%	100%	100%	2,070
Shed	1900	154	E 100	1,155	Avg.	62%	100%	100%	716
1,764 SFLA		46.70 = $/SFLA (4)					Outbuilding Total		67,496

Accpt Land	43,000	**Accepted Bldg**	150,000	**Total**	193,000

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.80	Acres-Road Frontage	3,000.00	5,400	100%		5,400
0.95	Acres-Back Land	500.00	475	100%		475
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.75		10,078.95 Per Acre			Land Total	47,875

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 110	Base	128,646
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,295
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Supier	Supier	Average	Basic	136,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	119,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	392	C 100	20,862	Avg.	62%	100%	100%	12,934
1.75 Gar	1989	960	E 100	25,790	Avg.	80%	100%	100%	20,632
(F)Attic	1994	720	E 100	13,500	Avg.	84%	100%	100%	11,340
Deck	1994	96	C 100	864	Avg.	84%	100%	100%	726
Shed	1999	192	E 100	1,440	Avg.	87%	100%	100%	1,253
Deck	2001	204	C 100	1,836	Avg.	88%	100%	100%	1,616
Enclosed Fr Porch	2003	180	C 100	8,249	Avg.	89%	100%	100%	7,342
Swimming Pool	2006	720	C 100	24,797	Avg.	91%	60%	100%	13,539
Patio	2006	1707	C 100	8,262	Avg.	91%	60%	100%	4,511
Cover-It	2011	240	E 100	360	Avg.	94%	500%	100%	1,690
1,400 SFLA		85.56 = $/SFLA (4)					Outbuilding Total		75,583

Accpt Land 48,000 **Accepted Bldg** 195,000 **Total** 243,000

Map/Lot: R 5 30
Account: 2048 Card: 1 of 1 Location: 586 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/27/2010
Sale Price	355,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
57	$/LF -Water Frontage	150.00	8,550	100%		8,550
0.57	Acres-Water Acreage	.00		100%		0
2.50	Acres-Wasteland/Bog	100.00	250	100%		250
5.85	Acres-Back Land	500.00	2,925	100%		2,925
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 10.92		17,099.36 Per Acre		Land Total		186,725

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,440 Sqft	Grade C 110	Base	132,694
Exterior	Wood 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	0
Fin. Basement Area	570 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,540
Heating	100% Heat Pump	Cooling	0% None	Heat	3,295
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	151,631

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	113,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Att Gar	1980	672	C 110	19,692	Avg.	75%	100%	100%	14,769
Deck	1980	84	C 110	832	Avg.	75%	100%	100%	624
Deck	1980	154	C 110	1,525	Avg.	75%	100%	100%	1,144
Shed	1982	621	E 100	4,658	Avg.	76%	100%	100%	3,540
Green House Framed	1985	160	E 100	2,354	Avg.	78%	100%	100%	1,836
Open Fr Porch	2006	78	C 110	2,032	Avg.	91%	100%	100%	1,849
Deck	2011	128	C 110	1,267	Avg.	94%	100%	100%	1,191
1,440 SFLA		78.97 = $/SFLA (4)				Outbuilding Total			24,953

Accpt Land 187,000 **Accepted Bldg** 139,000 **Total** 326,000

Map/Lot: R10 1A
Account: 2049 Card: 1 of 1 Location: 2810 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	12/01/1988
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.04	Acres-Road Frontage	3,000.00	120	100%		120
13.96	Acres-Back Land	500.00	6,980	100%		6,980
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 16.00		3,100.00 Per Acre			Land Total	49,600

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade D 100	Base	109,713
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	Dry Crawl Space	Basement	-6,409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	105,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	92,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2001	80	E 100	600	Avg.	88%	100%	100%	528
1,620 SFLA		57.40 = $/SFLA (4)					Outbuilding Total		528

Accpt Land	50,000	Accepted Bldg	94,000	Total	144,000

Map/Lot: R15 53- 1
Account: 2050 Card: 1 of 1 Location: 442 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1981
Sale Price	14,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
8.87	Acres-Back Land	500.00	4,435	100%		4,435
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.87		3,434.39 Per Acre			Land Total	47,635

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	157,227
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,212
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	Standard	Standard	Average	Basic	166,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	133,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1985	1040	C 100	37,253	Avg.	78%	100%	100%	29,057
Shed	1985	96	E 100	720	Avg.	78%	100%	100%	562
Deck	2000	546	C 100	4,914	Avg.	87%	100%	100%	4,275
Open Fr Porch	2000	49	C 100	1,160	Avg.	87%	100%	100%	1,009
1,960 SFLA		68.00 = $/SFLA (4)					Outbuilding Total		34,903

Accpt Land 48,000 **Accepted Bldg** 168,000 **Total** 216,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/2000
Sale Price	37,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Baselot (Frct)	21,962.49	14,276	100%		14,276
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.65		52,732.31 Per Acre		Land Total		34,276

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,160 Sqft	Grade C 100	Base	131,628
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,373
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Poor	Basic	130,075

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	59,835

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1900	272	C 100	12,466	Poor	46%	100%	100%	5,734
Enclosed Fr Porch	1900	140	C 100	6,416	Poor	46%	100%	100%	2,951
Open Fr Porch	1900	84	C 100	1,989	Poor	46%	100%	100%	915
1.5 Shed	1900	544	C 100	6,909	Poor	46%	100%	100%	3,178
Gar	1900	352	C 100	8,758	Poor	46%	100%	100%	4,029
1,740 SFLA		34.39 = $/SFLA (4)				Outbuilding Total			16,807

Accpt Land 34,000 **Accepted Bldg** 77,000 **Total** 111,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/27/2016
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
1.29	Acres-Road Frontage	3,000.00	3,870	80%	Topography	3,096
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.29		14,694.83 Per Acre			Land Total	48,346

Dwelling Description

				Replacement Cost New	
Ranch	One Story	816 Sqft	Grade E 100	Base	60,516
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Poor	Basic	60,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	27,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1960	110	E 100	2,888	Poor	46%	100%	100%	1,328
Gar	1960	672	E 100	12,539	Poor	46%	100%	100%	5,768
Gar	1999	960	E 100	17,914	Avg.	87%	100%	100%	15,585
Shed	2006	192	E 100	1,440	Avg.	91%	100%	100%	1,310
816 SFLA		34.11 = $/SFLA (4)					Outbuilding Total		23,991

Accpt Land	48,000	Accepted Bldg	52,000	Total	100,000

Map/Lot: R 3 42
Account: 2053 Card: 1 of 1 Location: 3 LEDGES CIRCLE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	12/01/1998
Sale Price	23,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
48.26	Acres-Unimprov. R/W	300.00	14,478	37.5%		5,429
8.00	Acres-Wasteland/Bog	100.00	800	37.5%		300
Total Acres 56.26		101.83 Per Acre		Land Total		5,729

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Map/Lot: R 1 73A
Account: 2054 Card: 1 of 1 Location: 1299 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1999
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
240	$/LF -Water Frontage	150.00	36,000	100%		36,000
2.40	Acres-Water Acreage	.00		100%		0
12.16	Acres-Back Land	500.00	6,080	100%		6,080
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 16.56		13,410.63 Per Acre		Land Total		222,080

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	1,413 Sqft	Grade C 110	Base	187,913
Exterior	Wood 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 Space	Basement	-7,321
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-925
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	Standard	Standard	Average	Basic	189,969

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	142,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1980	56	C 110	1,459	Avg.	75%	100%	100%	1,094
Shed	1980	240	E 100	1,800	Avg.	75%	100%	100%	1,350
Deck	2010	360	C 110	3,564	Avg.	94%	100%	100%	3,350
2,473 SFLA		57.61 = $/SFLA (4)				Outbuilding Total			5,794

Accpt Land 222,000 **Accepted Bldg** 148,000 **Total** 370,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/13/2009
Sale Price	128,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Baselot (Frct)	15,805.12	16,437	75%	Size/Shape	12,328
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.04		31,084.62 Per Acre			Land Total	32,328

Dwelling Description **Replacement Cost New**

Colonial	Two Story	675 Sqft	Grade C 100	Base	115,912
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,545
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1847	2005	Standard	Standard	Average	Basic	118,067

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	73,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2005	150	C 100	7,983	Avg.	91%	100%	100%	7,265
(U)Basement	1983	150	C 100	2,400	Avg.	77%	100%	100%	1,848
Entry	2005	36	C 100	1,260	Avg.	91%	100%	100%	1,147
Deck	2005	32	C 100	288	Avg.	91%	100%	100%	262
Deck	2005	492	C 100	4,428	Avg.	91%	100%	100%	4,029
Shed	1983	64	E 100	480	Avg.	77%	100%	100%	370
Gar	2005	576	E 100	10,748	Avg.	91%	100%	100%	9,781
2 Fr	2017	500	C 100	43,105	Avg.	97%	90%	100%	37,631
(U)Basement	2017	500	C 100	8,000	Avg.	97%	100%	100%	7,760
1,350 SFLA		54.22 = $/SFLA (4)				Outbuilding Total			70,093

Accpt Land 32,000 **Accepted Bldg** 143,000 **Total** 175,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/1974
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.26	Acres-Road Frontage	3,000.00	780	100%		780
Total Acres 0.51		74,078.43 Per Acre		Land Total		37,780

Dwelling Description **Replacement Cost New**

Colonial	Two Story	825 Sqft	Grade C 110	Base	145,545
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,421
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,538
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Good	Basic	150,760

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	102,517

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	360	C 110	21,075	Good	68%	100%	100%	14,331
Open Fr Porch	1880	49	C 110	1,276	Good	68%	100%	100%	868
Shed	1987	336	E 100	2,520	Avg.	79%	100%	100%	1,991
Shed	1997	96	E 100	720	Fair	81%	100%	100%	583
1,650 SFLA		62.13 = $/SFLA (4)				Outbuilding Total			17,773

Accpt Land 38,000 **Accepted Bldg** 120,000 **Total** 158,000

Map/Lot: R23 22
Account: 2057 Card: 1 of 1 Location: 1868 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1991
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.03	Acres-Road Frontage	3,000.00	12,090	100%		12,090
36.55	Acres-Back Land	500.00	18,275	100%		18,275
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 42.58		1,652.54 Per Acre			Land Total	70,365

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	875 Sqft	Grade C 100	Base	107,926
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	4,375
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1976	Standard	Standard	Good	Basic	119,571

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	81,308

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	666	C 100	35,445	Good	68%	100%	100%	24,103
(U)Basement	1880	666	C 100	10,656	Good	68%	100%	100%	7,246
(U)Attic	1880	666	C 100	5,994	Good	68%	100%	100%	4,076
Shed	1880	731	C 100	7,310	Good	68%	100%	100%	4,971
Canopy	1880	301	C 100	2,649	Good	68%	100%	100%	1,801
2 Barn	1880	1692	E 100	38,641	Good	68%	100%	100%	26,276
Open Shed	2005	288	C 100	2,304	Good	93%	100%	100%	2,143
1,312 SFLA		61.97 = $/SFLA (4)					Outbuilding Total		70,616

Accpt Land 70,000 **Accepted Bldg** 152,000 **Total** 222,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	Acres-Back Land	500.00	500	100%		500
Total Acres 5.00		5,300.00 Per Acre		Land Total		26,500

Accpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/05/2005
Sale Price	183,700
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Baselot (Frct)	17,353.70	15,792	100%		15,792
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.91		39,331.87 Per Acre		Land Total		35,792

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	825 Sqft	Grade C 110	Base	114,338
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1850	1991	Standard	Standard	Good	Basic	114,338

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	102,904

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	315	C 110	18,440	Good	90%	100%	100%	16,596
(U)Attic	1850	315	C 110	3,118	Good	90%	100%	100%	2,806
1.5 Att Gar	1991	624	C 110	18,286	Good	86%	100%	100%	15,726
1.75 Shed	2007	96	C 100	1,382	Avg.	92%	100%	100%	1,271
1.5 Barn	2009	1200	C 110	31,508	Avg.	93%	100%	100%	29,302
1,238 SFLA		83.12 = $/SFLA (4)				Outbuilding Total			65,701

Accpt Land 36,000 **Accepted Bldg** 169,000 **Total** 205,000

Map/Lot: R15 53
Account: 2060 Card: 1 of 1 Location: 398 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1999
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2	1975 BURLINGTON 14 X 70		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
2.35	Acres-Back Land	500.00	1,175	100%		1,175
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.45		9,320.22 Per Acre			Land Total	41,475

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1991	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
Shed		1978	720	C 100	7,200	Avg.	73%	100%	100%	5,256
924 SFLA			136.43 = $/SFLA (4)					Outbuilding Total		28,414

Accpt Land	41,000	**Accepted Bldg**	28,000	**Total**	69,000

Map/Lot: R12 5
Account: 2061 Card: 1 of 1 Location: 41 BURKET MILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/21/2004
Sale Price	20,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.98	Acres-Baselot (Frct)	9,063.54	17,946	100%		17,946
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.98		19,164.65 Per Acre		Land Total		37,946

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade E 100	Base	87,899
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Open	82,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	73,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2004	80	E 100	600	Avg.	90%	100%	100%	540
1,404 SFLA		52.61 = $/SFLA (4)				Outbuilding Total			540

Accpt Land 38,000 **Accepted Bldg** 74,000 **Total** 112,000

Map/Lot: U 2 20A-41
Account: 2062 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 41

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	04/04/2008
Sale Price	24,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1990 PINECONE 14 X 70 4-1-91
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1990	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
Shed		1990	64	E 100	480	Avg.	81%	100%	100%	389
Shed		1990	64	E 100	480	Avg.	81%	100%	100%	389
924 SFLA			105.01 = $/SFLA (4)				Outbuilding Total			23,936

Accpt Land 0 **Accepted Bldg** 24,000 **Total** 24,000

Map/Lot: R21 16
Account: 2063 Card: 1 of 1 Location: 2545 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/23/2013
Sale Price	52,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	1983 OXFORD 14 X 76
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.10	Acres-Road Frontage	3,000.00	3,300	100%		3,300
Total Acres 3.10		13,967.74 Per Acre		Land Total		43,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1983	14X72	A 100	53,856	Avg.	51%	100%	100%	27,467
MH Slab	1990	1008	C 100	3,417	Avg.	81%	100%	100%	2,768
Gar	1990	768	E 100	14,331	Avg.	81%	100%	100%	11,608
Deck	2006	96	C 100	864	Avg.	91%	100%	100%	786
Deck	2006	96	C 100	864	Avg.	91%	100%	100%	786
1,008 SFLA		123.50 = $/SFLA (4)				Outbuilding Total			43,415

Accpt Land 43,000 **Accepted Bldg** 43,000 **Total** 86,000

Map/Lot: U 9 25
Account: 2064 Card: 1 of 1 Location: 98 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/01/2000
Sale Price	92,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.01	Acres-Back Land	500.00	5	100%		5
Total Acres 0.51		72,558.82 Per Acre		Land Total		37,005

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	594 Sqft	Grade C 110	Base	94,098
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,460
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	0	Standard	Standard	Good	Basic	95,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	64,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	210	C 110	12,294	Good	68%	100%	100%	8,360
(U)Basement	1900	210	C 110	3,696	Good	68%	100%	100%	2,513
1 Fr	1900	30	C 110	1,757	Good	68%	100%	100%	1,195
Open Fr Porch	1900	114	C 110	2,970	Good	68%	100%	100%	2,020
Enclosed Fr Porch	1900	48	C 110	2,420	Good	68%	100%	100%	1,646
Shed	1900	306	E 100	2,295	Fair	54%	100%	100%	1,239
891 SFLA		72.93 = $/SFLA (4)					Outbuilding Total		16,973

Accpt Land 37,000 **Accepted Bldg** 82,000 **Total** 119,000

Map/Lot: R16 26A
Account: 2065 Card: 1 of 1 Location: 1001 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Baselot (Frct)	33,213.09	11,957	100%		11,957
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.36		88,769.44 Per Acre		Land Total		31,957

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,456 Sqft	Grade E 75	Base	68,419
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-6,175
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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**
1979	0	Standard	Standard	Fair	Basic	62,244

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	66%	100%	100%	41,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1979	112	E 100	3,850	Fair	66%	100%	100%	2,541
Shed	1989	320	E 100	2,400	Fair	74%	100%	100%	1,776
1,456 SFLA		28.21 = $/SFLA (4)				Outbuilding Total			4,317

Accpt Land	32,000	**Accepted Bldg**	45,000	**Total**	77,000

Map/Lot: R 2 22
Account: 2066 Card: 1 of 1 Location: 170 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND LR
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
Total Acres 2.50		9,600.00 Per Acre			Land Total	24,000

Accpt Land 24,000 **Accepted Bldg** 0 **Total** 24,000

Map/Lot: R 1 90C
Account: 2067 Card: 1 of 1 Location: 56 BUTTER POINT RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.14	Acres-Road Frontage	3,000.00	420	100%		420
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.64		227,218.75 Per Acre		Land Total		145,420

Dwelling Description

					Replacement Cost New
Contemporary	Two Story	960 Sqft	Grade B 100	Base	190,846
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,776
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	198,344

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	182,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2003	108	B 100	1,254	Good	92%	100%	100%	1,154
Att Gar	2003	528	B 100	14,622	Good	92%	100%	100%	13,452
(U)Attic	2003	264	B 100	3,136	Good	92%	100%	100%	2,885
Deck	2003	32	B 100	380	Good	92%	100%	100%	350
Deck	2004	202	B 100	2,400	Good	93%	100%	100%	2,232
Stairs	2004	87	C 100	1,044	Good	93%	100%	100%	971
1,920 SFLA		95.04 = $/SFLA (4)				Outbuilding Total			21,044

Accpt Land 145,000 **Accepted Bldg** 204,000 **Total** 349,000

Map/Lot: R 2 6A
Account: 2068 Card: 1 of 1 Location: 1118 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.11	Acres-Back Land	500.00	555	100%		555
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.11		21,078.78 Per Acre			Land Total	65,555

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	952 Sqft	Grade C 100	Base	129,194
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,482
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Standard	Standard	Average	Basic	138,221

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	98,137

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1974	168	C 100	7,699	Avg.	71%	100%	100%	5,466
Enclosed Fr Porch	1974	96	C 100	4,400	Avg.	71%	100%	100%	3,124
Gar	1974	528	C 100	13,137	Avg.	71%	100%	100%	9,327
Shed	1974	396	C 100	3,960	Avg.	71%	100%	100%	2,812
Shed	1900	459	E 100	3,442	Fair	54%	100%	100%	1,859
1,666 SFLA		58.91 = $/SFLA (4)					Outbuilding Total		22,588

Accpt Land 66,000 **Accepted Bldg** 121,000 **Total** 187,000

Map/Lot: R 3 4
Account: 2069 Card: 1 of 1 Location: 1085 BREMEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.07	Acres-Landlocked/Rear	200.00	5,414	100%		5,414
Total Acres 27.07		200.00 Per Acre			Land Total	5,414

Accpt Land 5,000 **Accepted Bldg** 0 **Total** 5,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/29/2003
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.39	Acres-Road Frontage	3,000.00	1,170	100%		1,170
Total Acres 0.64		59,640.63 Per Acre		Land Total		38,170

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	980 Sqft	Grade C 100	Base	129,108
Exterior	Asbestos Siding	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,555
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	134,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	83,379

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1959	330	C 100	6,923	Avg.	62%	100%	100%	4,292
Deck	1959	180	C 100	1,620	Avg.	62%	100%	100%	1,004
Shed	2012	120	E 100	900	Avg.	95%	100%	100%	855
Deck	2005	48	C 100	432	Avg.	91%	100%	100%	393
1,715 SFLA		48.62 = $/SFLA (4)					Outbuilding Total		6,544

Accpt Land	38,000	Accepted Bldg	90,000	Total	128,000

Map/Lot: R 9 71
Account: 2071 Card: 1 of 1 Location: 1515 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
	170

Sale Data

Sale Date	01/30/2003
Sale Price	135,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	90%		112,500
17	$/LF -Water Frontage	150.00	2,550	90%		2,295
0.17	Acres-Water Acreage	.00		100%		0
1.05	Acres-Road Frontage	3,000.00	3,150	100%		3,150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.72		77,875.00 Per Acre		Land Total		133,945

Dwelling Description

Ranch	One Story	768 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	65,926
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	None	Basement	-4,864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-219
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	11,335
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	Standard	Standard	Average	Basic	72,178

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	52,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1977	192	D 100	1,452	Avg.	73%	100%	100%	1,060
Deck	1977	66	D 100	499	Avg.	73%	100%	100%	364
Shed	1983	80	E 100	600	Fair	69%	100%	100%	414
Stairs	2008	120	C 100	1,440	Avg.	93%	100%	100%	1,339
Pier	2008	80	C 100	3,200	Avg.	93%	100%	100%	2,976
Ramp	2008	48	C 100	1,080	Avg.	93%	100%	100%	1,004
Float	2008	96	C 100	3,528	Avg.	93%	100%	100%	3,281
768 SFLA		68.61 = $/SFLA (4)				Outbuilding Total			10,438

Accpt Land 134,000 **Accepted Bldg** 63,000 **Total** 197,000

Map/Lot: U 3 18
Account: 2072 Card: 1 of 1 Location: 81 FRIENDSHIP RD

Neighborhood 13 River Inlet .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND BL
Topography	Below Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/1997
Sale Price	150,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 32
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
235	$/LF -Water Frontage	150.00	35,250	100%		35,250
2.12	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.37		48,628.69 Per Acre		Land Total		115,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement 10	1889	5008	E 100	96,754	Poor	46%	45%	100%	20,028
Warehouse 10	1889	5008	E 100	104,755	Poor	46%	45%	100%	21,684
Warehouse 10	1889	5008	E 100	104,755	Poor	46%	45%	100%	21,684
Warehouse 10	1889	5008	E 100	104,755	Poor	46%	45%	100%	21,684
Warehouse 10	1889	5008	E 100	104,755	Poor	46%	45%	100%	21,684
5th Floor Fin	1889	792	E 100	31,612	Poor	46%	45%	100%	6,544
Entry	1889	35	E 100	919	Poor	46%	45%	100%	190
Shed	1889	84	E 100	630	Poor	46%	45%	100%	130
Open Shed	1889	3015	E 100	18,090	Poor	46%	45%	100%	3,744
								Outbuilding Total	117,372

Accpt Land 115,000 **Accepted Bldg** 117,000 **Total** 232,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2002
Sale Price	171,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.67	Acres-Baselot (Frct)	25,527.13	42,630	100%		42,630
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.67		37,502.99 Per Acre		Land Total		62,630

Dwelling Description

Cape Cod	One & 1/2 Story	1,416 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	166,121
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,481
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	Standard	Standard	Average	Basic	175,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	119,522

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1969	56	C 110	2,823	Avg.	68%	100%	100%	1,920
Enclosed Fr Porch	1969	112	C 110	5,646	Avg.	68%	100%	100%	3,839
Deck	1969	200	C 110	1,980	Avg.	68%	100%	100%	1,346
Att Gar	1969	528	C 110	12,185	Avg.	68%	100%	100%	8,286
(U)Basement	1969	528	C 110	9,293	Avg.	68%	100%	100%	6,319
Shed	1969	96	C 110	1,056	Avg.	68%	100%	100%	718
Deck	2014	352	C 110	3,485	Avg.	96%	100%	100%	3,346
2,124 SFLA		56.27 = $/SFLA (4)					Outbuilding Total		25,774

Accpt Land 63,000 **Accepted Bldg** 145,000 **Total** 208,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Back Land	500.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		7,000.00 Per Acre			Land Total	42,000

Dwelling Description — Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 110	Base	112,824
Exterior	Wood 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	-4,777
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,888
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	Standard	Standard	Average	Basic	109,935

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	71,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	282	C 100	2,538	Avg.	80%	100%	100%	2,030
Shed	1965	288	E 100	2,160	Avg.	65%	100%	100%	1,404
Gar	1991	624	E 100	11,644	Avg.	82%	100%	100%	9,548
1,152 SFLA		62.03 = $/SFLA (4)					Outbuilding Total		12,982

Accpt Land 42,000 **Accepted Bldg** 84,000 **Total** 126,000

Map/Lot: R13 42
Account: 2075 Card: 1 of 1 Location: 1344 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1967
Sale Price	1,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1976 CARVELLE 12 X 60		
Tran/Land/Bldg	2 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.48	Acres-Road Frontage	3,000.00	4,440	100%		4,440
2.52	Acres-Back Land	500.00	1,260	100%		1,260
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		7,616.67 Per Acre			Land Total	45,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Caravelle M/H	1976	12X56	C 100	30,912	Poor	30%	100%	100%	9,274
MH Basement	1976	480	C 100	7,680	Poor	53%	100%	100%	4,070
1 Fr	1976	192	E 100	7,664	Poor	53%	100%	100%	4,062
(U)Basement	1976	192	C 100	3,072	Poor	53%	100%	100%	1,628
Shed	1976	240	E 100	1,800	Poor	53%	100%	100%	954
Shed	1976	100	E 100	750	Poor	53%	100%	100%	398
Shed	1996	160	E 100	1,200	Poor	74%	100%	100%	888
672 SFLA		120.14 = $/SFLA (4)					Outbuilding Total		21,274

Accpt Land 46,000 **Accepted Bldg** 21,000 **Total** 67,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.33	Acres-Baselot (Frct)	13,305.31	17,696	100%		17,696
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.33		28,342.86 Per Acre		Land Total		37,696

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,248 Sqft	Grade E 75	Base	60,476
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	55,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	46,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1995	240	E 100	4,262	Avg.	84%	100%	100%	3,580
Gar	2003	576	E 100	10,748	Avg.	89%	100%	100%	9,566
1,248 SFLA		37.14 = $/SFLA (4)					Outbuilding Total		13,146

Accpt Land 38,000 **Accepted Bldg** 60,000 **Total** 98,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
7.00	Acres-Back Land	500.00	3,500	100%		3,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		7,611.11 Per Acre		Land Total		68,500

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,296 Sqft	Grade E 75	Base	62,152
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	736
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,497
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Poor	Basic	57,391

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	48%	100%	100%	27,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1972	176	E 75	4,538	Poor	48%	100%	100%	2,178
Shed	1972	484	E 100	3,630	Fair	60%	100%	100%	2,178
Shed	1972	320	E 100	2,400	Fair	60%	100%	100%	1,440
Gar	1993	1260	E 100	23,512	Fair	78%	100%	100%	18,339
Enclosed Fr Porch	2012	190	E 100	6,531	Fair	93%	100%	100%	6,074
1,296 SFLA		21.26 = $/SFLA (4)				Outbuilding Total			30,209

Accpt Land 69,000 **Accepted Bldg** 58,000 **Total** 127,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/25/2005
Sale Price	36,857
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	1971 SHEFFIELD 12 X 60
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Baselot (Frct)	50,508.58	31,820	70%		22,274
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.63		67,101.59 Per Acre		Land Total		42,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sheffield M/H	1971	12X56	C 100	30,912	Poor	30%	100%	100%	9,274
MH Tipout	1971	132	C 100	3,580	Poor	30%	100%	100%	1,074
MH Basement	1971	804	C 100	12,864	Poor	30%	100%	100%	3,859
Enclosed Fr Porch	1971	295	C 100	13,520	Poor	30%	100%	100%	4,056
1 Fr	1971	198	C 100	10,538	Poor	30%	100%	100%	3,161
Gar	1989	448	E 100	8,360	Poor	67%	100%	100%	5,601
Shed	1940	216	E 100	1,620	Poor	46%	100%	100%	745
Shed	1940	264	E 100	1,980	Poor	46%	100%	100%	911
Shed	1940	264	E 100	1,980	Poor	46%	100%	100%	911
672 SFLA		54.79 = $/SFLA (4)				Outbuilding Total			29,592

Accpt Land 42,000 **Accepted Bldg** 30,000 **Total** 72,000

Map/Lot: R24 36
Account: 2079 Card: 1 of 1 Location: 602 SIDELINGER RD

Neighborhood	3 Rural Dirt 2
Tree Growth	2009
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/03/2012
Sale Price	125,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2009		
Reference 2	FARMLAND 2009		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
31.50	Acres-Crop/Blueberry F&O	450.00	14,175	100%		14,175
3.00	Acres-Mixed Wood F&O	408.00	1,224	100%		1,224
5.00	Acres-Hardwood F&O	263.00	1,315	100%		1,315
Total Acres 39.50		423.14 Per Acre		Land Total		16,714

Accpt Land 17,000 **Accepted Bldg** 0 **Total** 17,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1997
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.45	Acres-Road Frontage	3,000.00	1,350	100%		1,350
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.45		17,897.96 Per Acre		Land Total		43,850

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	616 Sqft	Grade C 110	Base	96,025
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	2001	Standard	Standard	Average	Basic	96,025

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	89,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2001	280	C 110	16,392	Avg.	88%	100%	100%	14,425
(U)Basement	2001	280	C 110	4,928	Avg.	88%	100%	100%	4,337
Entry	2001	36	C 110	1,386	Avg.	88%	100%	100%	1,220
Shed	2001	160	C 100	1,600	Avg.	88%	100%	100%	1,408
924 SFLA		96.65 = $/SFLA (4)				Outbuilding Total			21,390

Accpt Land	44,000	Accepted Bldg	111,000	Total	155,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	02/01/1992
Sale Price	51,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.45	Acres-Back Land	500.00	6.725	100%		6.725
2.00	Acres-Under Water	.00		100%		0
Total Acres 15.45		435.28 Per Acre		Land Total		6,725

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/2002
Sale Price	83,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.11	Acres-Road Frontage	3,000.00	3,330	100%		3,330
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.11		25,186.50 Per Acre		Land Total		78,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1980	947	E 100	39,369	Fair	69%	100%	100%	27,165
Auto Repair 14	1980	640	E 100	25,666	Fair	69%	100%	100%	17,710
Open Fr Porch	1980	36	E 100	639	Fair	67%	100%	100%	428
							Outbuilding Total		45,303

Accpt Land 78,000 **Accepted Bldg** 45,000 **Total** 123,000

Map/Lot: R17 67
Account: 2083 Card: 1 of 1 Location: NOBLEBORO TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
6.00	Acres-Back Land	500.00	3,000	100%		3,000
Total Acres 8.00		2,625.00 Per Acre		Land Total		21,000

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: R16 7A
Account: 2084 Card: 1 of 1 Location: 438 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/06/2012
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		14,333.33 Per Acre		Land Total		43,000

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	999 Sqft	Grade D 100	Base	78,096
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-3,164
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,678
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,744
FirePlaces	2			Fireplace	3,738
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Economy	Economy	Poor	Basic	91,736

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	46%	48%	100%	20,255

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1840	585	D 100	26,153	Poor	46%	48%	100%	5,774
(U)Basement	1840	585	D 100	7,862	Poor	46%	48%	100%	1,736
Bay Window	1840	12	D 100	1,290	Poor	46%	48%	100%	285
Entry	1840	100	D 100	2,940	Poor	46%	48%	100%	649
Entry	1840	66	D 100	1,940	Poor	46%	48%	100%	428
Gar	1973	1000	E 100	18,660	Fair	61%	100%	100%	11,383
Shed	1840	192	E 100	1,440	Fair	54%	100%	100%	778
Open Shed	1840	180	E 100	1,080	Fair	54%	100%	100%	583
999 SFLA		20.28 = $/SFLA (4)				Outbuilding Total			21,616

Accpt Land 43,000 **Accepted Bldg** 42,000 **Total** 85,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	05/01/1997
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.26	Acres-Road Frontage	3,000.00	3,780	100%		3,780
28.50	Acres-Back Land	500.00	14,250	100%		14,250
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 35.76		1,074.66 Per Acre			Land Total	38,430

Accpt Land 38,000 **Accepted Bldg** 0 **Total** 38,000

Map/Lot: U 8 1
Account: 2086 Card: 1 of 1 Location: 156 DEPOT ST

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1999
Sale Price	68,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	Acres-Baselot (Frct)	13,257.91	15,247	100%		15,247
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.15		30,649.57 Per Acre		Land Total		35,247

Dwelling Description

Gambrel	Two Story	1,050 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	153,634
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,129
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	Standard	Standard	Fair	Basic	162,368

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	54%	100%	80%	70,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1950	20	C 100	917	Fair	54%	100%	80%	396
Enclosed Fr Porch	1950	48	C 100	2,200	Fair	54%	100%	80%	950
Deck	1950	320	C 100	2,880	Fair	54%	100%	80%	1,244
Gar	1977	1120	C 100	27,866	Good	79%	100%	80%	17,611
2,100 SFLA		33.40 = $/SFLA (4)				Outbuilding Total			20,201

Accpt Land	35,000	Accepted Bldg	90,000	Total	125,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Baselot (Frct)	49,954.84	31,971	100%		31,971
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.64		81,204.69 Per Acre		Land Total		51,971

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,266 Sqft	Grade C 100	Base	109,718
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,279
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,886
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
1964	0	Standard	Standard	Average	Basic	112,883

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	73,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1964	234	C 100	4,909	Avg.	65%	100%	100%	3,191
Shed	1964	40	C 100	400	Avg.	65%	100%	100%	260
Shed	2006	96	E 100	720	Avg.	91%	100%	100%	655
1,266 SFLA		57.96 = $/SFLA (4)				Outbuilding Total			4,106

Accpt Land 52,000 **Accepted Bldg** 77,000 **Total** 129,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/16/2018
Sale Price	197,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.27	Acres-Road Frontage	3,000.00	810	100%		810
1.00	R/W -Right of Way	10,000.00	10,000	50%		5,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.27		19,299.56 Per Acre			Land Total	43,810

Dwelling Description — **Replacement Cost New**

Modular Home	One Story	1,512 Sqft	Grade C 100	Base	123,905
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,975
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,253
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	130,953

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	119,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	160	C 100	1,440	Avg.	86%	100%	100%	1,238
Gar	2003	576	C 100	14,331	Avg.	89%	100%	100%	12,755
1,512 SFLA		78.81 = $/SFLA (4)				Outbuilding Total			13,993

Accpt Land 44,000 **Accepted Bldg** 133,000 **Total** 177,000

Map/Lot: U 2 28
Account: 2089 Card: 1 of 1 Location: 522 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1999
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.13	Acres-Back Land	500.00	65	100%		65
Total Acres 0.63		66,769.84 Per Acre		Land Total		42,065

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	896 Sqft	Grade D 100	Base	71,951
Exterior	Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 3/4 Bmt	Basement	-1,415
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	Full Finished			Attic	26,455
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	Standard	Standard	Fair	Basic	98,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	50,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1930	112	D 100	4,312	Fair	54%	95%	100%	2,212
Deck	1930	84	D 100	635	Fair	54%	95%	100%	326
1.5 Gar	1930	480	D 100	12,737	Fair	54%	100%	100%	6,878
896 SFLA		56.44 = $/SFLA (4)					Outbuilding Total		9,416

Accpt Land 42,000 **Accepted Bldg** 60,000 **Total** 102,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1994
Sale Price	53,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1973 NEWPORT 24 X 44		
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
9.00	Acres-Back Land	500.00	4,500	100%		4,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.00		5,090.91 Per Acre		Land Total		56,000

Dwelling Description — **Replacement Cost New**

Doublewide	One Story	1,056 Sqft	Grade E 75	Base	53,770
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Poor	Basic	49,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	49%	100%	100%	24,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1973	220	E 75	1,114	Poor	49%	100%	100%	546
Deck	1973	120	E 75	608	Poor	49%	100%	100%	298
Gar	1988	720	E 100	13,436	Avg.	80%	100%	100%	10,749
Shed	1994	384	E 100	2,880	Fair	78%	50%	100%	1,123
Shed	1996	192	E 100	1,440	Fair	80%	50%	100%	576
1,056 SFLA		22.87 = $/SFLA (4)				Outbuilding Total			13,292

Accpt Land	56,000	**Accepted Bldg**	37,000	**Total**	93,000

Map/Lot: R 5 52
Account: 2091 Card: 1 of 1 Location: 766 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/15/2017
Sale Price	141,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.07	Acres-Baselot (Frct)	34,860.60	37,301	100%		37,301
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.07		53,552.34 Per Acre		Land Total		57,301

Dwelling Description **Replacement Cost New**

Ranch	One Story	912 Sqft	Grade C 110	Base	95,314
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-341
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Standard	Standard	Average	Basic	99,071

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	71,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1976	64	C 110	2,464	Avg.	72%	100%	100%	1,774
Gar	1976	576	C 110	15,764	Avg.	72%	100%	100%	11,350
Deck	2016	128	C 110	1,267	Avg.	97%	100%	100%	1,229
912 SFLA		78.21 = $/SFLA (4)					Outbuilding Total		14,353

Accpt Land 57,000 **Accepted Bldg** 86,000 **Total** 143,000

Map/Lot: R 5 54
Account: 2092 Card: 1 of 1 Location: 796 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.19	Acres-Road Frontage	3,000.00	570	100%		570
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.19		29,940.64 Per Acre			Land Total	65,570

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	680 Sqft	Grade C 100	Base	92,394
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	87,267

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	59,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1995	320	C 100	3,200	Good	88%	100%	100%	2,816
Deck	1995	36	C 100	324	Good	88%	100%	100%	285
Deck	2014	700	C 100	6,300	Good	98%	100%	100%	6,174
1,020 SFLA		58.18 = $/SFLA (4)					Outbuilding Total		9,275

Accpt Land 66,000 **Accepted Bldg** 69,000 **Total** 135,000

Map/Lot: U 5 18B
Account: 2093 Card: 1 of 1 Location: 1603 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND SP
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1972
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	60%		42,000
0.13	Acres-Wasteland/Bog	100.00	13	100%		13
1.50	Acres-Back Land	500.00	750	100%		750
Total Acres 2.13		20,076.53 Per Acre		Land Total		42,763

Accpt Land 43,000 **Accepted Bldg** 0 **Total** 43,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/09/2013
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.79	Acres-Baselot (Frct)	10,807.47	19,345	100%		19,345
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.79		21,980.45 Per Acre			Land Total	39,345

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,131 Sqft	Grade C 100	Base	127,045
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,142
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,527
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	133,534

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	380	C 100	20,224	Avg.	62%	100%	100%	12,539
Shed	1900	42	C 100	420	Avg.	62%	100%	100%	260
Shed	1900	304	C 100	3,040	Avg.	62%	100%	100%	1,885
Shed	1999	96	E 100	720	Avg.	87%	100%	100%	626
Carport	2008	955	E 100	6,983	Avg.	93%	100%	100%	6,494
1,696 SFLA		48.82 = $/SFLA (4)					Outbuilding Total		21,804

Accpt Land 39,000 **Accepted Bldg** 105,000 **Total** 144,000

Map/Lot: U 4 70
Account: 2095 Card: 1 of 1 Location: 958 MAIN ST

Neighborhood 38 Exempt Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/2002
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 7 0 0 Land Schedule 38

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.55	Acres-Road Frontage	3,000.00	1,650	100%		1,650
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.80		67,062.50 Per Acre		Land Total		53,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Library 10	2006	4730	C 110	489,862	Good	93%	100%	100%	455,572
Open Fr Porch	2006	144	C 110	3,751	Good	94%	100%	100%	3,526
						Outbuilding Total			459,098

Accpt Land 54,000 **Accepted Bldg** 459,000 **Total** 513,000

Map/Lot: U 5 11
Account: 2096 Card: 1 of 1 Location: 1690 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	05/01/1973
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	80%		56,000
7.55	Acres-Road Frontage	3,000.00	22,650	100%		22,650
7.73	Acres-Back Land	500.00	3,865	100%		3,865
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
Total Acres 21.78		3,816.12 Per Acre			Land Total	83,115

Accpt Land 83,000 **Accepted Bldg** 0 **Total** 83,000

Map/Lot: R 8 12
Account: 2097 Card: 1 of 2 Location: 95 MAYO RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities Septic SystemDrilled Well
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
779	$/LF -Water Frontage	150.00	116,850	100%		116,850
7.79	Acres-Water Acreage	.00		100%		0
5.21	Acres-Road Frontage	3,000.00	15,630	100%		15,630
15.90	Acres-Back Land	500.00	7,950	100%		7,950
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 30.90		10,369.90 Per Acre		Land Total		320,430

Dwelling Description

					Replacement Cost New
Colonial	Two Story	1,617 Sqft	Grade AA200	Base	1,063,931
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	8,166
					0
					0
Foundation	Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	33,634
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	37,600
Attic	None			Attic	0
FirePlaces	2			Fireplace	22,250
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Supier	Supier	Good	Open	1,165,581

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	1,095,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2006	486	AA200	129,324	Good	94%	100%	100%	121,565
(U)Basement	2006	486	AA200	38,880	Good	94%	100%	100%	36,547
Sunspace	2006	304	AA200	80,940	Good	94%	100%	100%	76,084
Walkway Stone	2006	42	AA200	2,100	Good	94%	100%	100%	1,974
Walkway Stone	2006	88	AA200	4,400	Good	94%	100%	100%	4,136
Walkway Stone	2006	90	AA200	4,500	Good	94%	100%	100%	4,230
Deck	2006	98	AA200	4,410	Good	94%	100%	100%	4,145
Deck	2006	224	AA200	10,080	Good	94%	100%	100%	9,475
Deck	2006	96	AA200	4,320	Good	94%	100%	100%	4,061
3,234 SFLA		338.79 = $/SFLA (4)				Outbuilding Total			262,217

Accpt Land 320,000 **Accepted Bldg** 1,358,000 **Total** 1,678,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Septic SystemDrilled Well
Street	Paved

Reference 1			
Reference 2			
Tran/Land/Bldg	3 0 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2008	44	C 100	396	Avg.	93%	100%	100%	368
Stairs	2008	60	C 100	720	Avg.	93%	100%	100%	670
Pier	2008	365	AA200	73,000	Good	95%	100%	100%	69,350
Ramp	2008	150	C 100	3,375	Avg.	93%	100%	100%	3,139
Float	2008	384	C 100	14,112	Avg.	93%	100%	100%	13,124
3,234 SFLA		338.79 = $/SFLA (4)				Outbuilding Total			86,651

Accpt Land	0	**Accepted Bldg**	87,000	**Total**	87,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	320,000	1,358,000	1,678,000	320,000	1,358,000	1,678,000
2	0	87,000	87,000	0	87,000	87,000
TOTAL	320,000	1,445,000	1,765,000	320,000	1,445,000	1,765,000

Map/Lot: U 5 15
Account: 2098 Card: 1 of 1 Location: 1587 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/29/2010
Sale Price	205,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Baselot (Frct)	172,849	63,954	100%		63,954
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.37		240,416.22 Per Acre		Land Total		88,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fast Food W Seating	1950	1755	C 100	224,570	Avg.	62%	100%	100%	139,233
2nd Floor Fin	1950	765	C 100	40,713	Avg.	62%	100%	100%	25,242
Entry	1950	60	C 100	2,100	Avg.	62%	100%	100%	1,302
Basement 8	1950	1530	C 100	37,745	Avg.	62%	100%	100%	23,402
Open Fr Porch	1950	320	C 100	7,578	Avg.	62%	100%	100%	4,698
Shed	1950	240	C 100	2,400	Avg.	62%	100%	100%	1,488
Deck	2005	476	C 100	4,284	Avg.	91%	100%	100%	3,898
Deck	2008	52	C 100	468	Avg.	93%	100%	100%	435
							Outbuilding Total		199,698

Accpt Land 89,000 **Accepted Bldg** 200,000 **Total** 289,000

Map/Lot: R 5 53
Account: 2099 Card: 1 of 1 Location: 795 BREMEN RD

Neighborhood 16	River Tidal 2
Tree Growth	7116
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	OPEN SPACE 2007
Reference 2	OPEN SPACE 2007
Tran/Land/Bldg	3 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	15 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
680	$/LF -Water Frontage	150.00	102,000	57%	Restrictio	58,140
6.80	Acres-Water Acreage	.00		100%		0
6.85	Acres-Road Frontage	3,000.00	20,550	100%		20,550
3.15	Acres-Road Frontage	3,000.00	9,450	50%	Restrictio	4,725
441.92	Acres-Back Land	500.00	220,960	50%	Restrictio	110,480
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 460.72		789.84 Per Acre			Land Total	363,895

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	840 Sqft	Grade C 110	Base	115,652
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,483
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	115,271

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	71,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1840	448	C 110	26,227	Avg.	62%	100%	100%	16,261
(U)Attic	1840	448	C 110	4,435	Avg.	62%	100%	100%	2,750
1.5 Shed	1840	624	C 110	8,718	Avg.	62%	100%	100%	5,405
Shed	1840	558	C 110	6,138	Avg.	62%	100%	100%	3,806
1.5 Gar	1840	816	E 100	19,333	Avg.	62%	100%	100%	11,986
1.5 Barn	1840	1224	E 100	21,913	Avg.	62%	100%	100%	13,586
Shed	1840	684	E 100	5,130	Avg.	62%	100%	100%	3,181
1.5 Barn	1840	924	E 100	16,542	Avg.	62%	100%	100%	10,256
Shed	1840	132	E 100	990	Avg.	62%	100%	100%	614
1,260 SFLA		56.72 = $/SFLA (4)				Outbuilding Total			67,845

Accpt Land 364,000 **Accepted Bldg** 139,000 **Total** 503,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Rolling
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 6
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	11/24/2009
Sale Price	138,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
6.06	Acres-Back Land	500.00	3,030	100%		3,030
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.06		5,674.13 Per Acre			Land Total	68,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	1940	3400	E 100	113,092	Fair	54%	100%	100%	61,070
Open Fr Porch	1940	64	E 100	1,137	Fair	54%	100%	100%	614
Shed	1940	1599	E 100	11,992	Fair	54%	100%	100%	6,476
Canopy	2006	273	E 100	1,802	Fair	88%	100%	100%	1,586
Deck	2010	185	E 100	1,249	Fair	92%	100%	100%	1,149
								Outbuilding Total	70,895

Accpt Land	68,000	**Accepted Bldg**	71,000	**Total**	139,000

Map/Lot: U12 2
Account: 2102 Card: 1 of 1 Location: 1301 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/16/2005
Sale Price	100,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 17
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
4.62	Acres-Road Frontage	3,000.00	13,860	100%		13,860
0.98	Acres-Back Land	500.00	490	100%		490
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 6.60		21,718.94 Per Acre		Land Total		143,345

Accpt Land 143,000 **Accepted Bldg** 0 **Total** 143,000

Map/Lot: U 3 11
Account: 2103 Card: 1 of 1 Location: 179 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/08/2018
Sale Price	72,230
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	96,237.61	21,172	100%		21,172
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.22		164,418.18 Per Acre		Land Total		36,172

Dwelling Description **Replacement Cost New**

Colonial	Two Story	667 Sqft	Grade C 100	Base	113,955
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,988
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	Floor & Stairs			Attic	3,335
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Average	Basic	123,978

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	76,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1890	48	C 100	1,680	Avg.	62%	100%	100%	1,042
Bay Window	1890	12	C 100	1,536	Avg.	62%	100%	100%	952
Deck	1985	138	C 100	1,242	Avg.	78%	100%	100%	969
1.5 Barn	1890	720	C 100	17,186	Avg.	62%	100%	100%	10,655
(U)Basement	1890	720	C 100	11,520	Avg.	62%	100%	100%	7,142
1,334 SFLA		57.62 = $/SFLA (4)				Outbuilding Total			20,760

Accpt Land 36,000 **Accepted Bldg** 98,000 **Total** 134,000

Map/Lot: R 1 35
Account: 2104 Card: 1 of 1 Location: 130 BROAD COVE RD W

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1983
Sale Price	3,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	30%		37,500
0.01	Acres-Back Land	500.00	5	100%		5
Total Acres 0.51		73,539.22 Per Acre			Land Total	37,505

Accpt Land	38,000	**Accepted Bldg**	0	**Total**	38,000

Map/Lot: U 9 37
Account: 2105 Card: 1 of 1 Location: 109 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	09/05/2003
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.55	Acres-Back Land	500.00	275	100%		275
Total Acres 1.05		35,500.00 Per Acre		Land Total		37,275

Dwelling Description **Replacement Cost New**

Cape Cod	Two & 3/4 Story	1,232 Sqft	Grade C 110	Base	246,010
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,553
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	256,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	228,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2003	36	C 110	1,386	Avg.	89%	100%	100%	1,234
Deck	2011	500	C 110	4,950	Avg.	94%	100%	100%	4,653
Shed	2012	224	E 100	1,680	Avg.	95%	100%	100%	1,596
3,388 SFLA		67.44 = $/SFLA (4)				Outbuilding Total			7,483

Accpt Land 37,000 **Accepted Bldg** 236,000 **Total** 273,000

Map/Lot: U 5 36A
Account: 2106 Card: 1 of 1 Location: 1128 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Below Street
Utilities	None
Street	Paved

Sale Data

Sale Date	05/27/1977
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.01	Acres-Road Frontage	3,000.00	3,030	100%		3,030
1.00	Acres-Back Land	500.00	500	100%		500
Total Acres 2.26		11,296.46 Per Acre			Land Total	25,530

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Map/Lot: U 7 7
Account: 2107 Card: 1 of 1 Location: 127 WASHINGTON RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1987
Sale Price	27,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1970 DETROITER 12 X 55
Tran/Land/Bldg 5 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	44%		19,800
0.46	Acres-Back Land	500.00	230	100%		230
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.46		16,272.36 Per Acre		Land Total		40,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Detroiter M/H	1970	12X52	C 100	28,704	Poor	30%	100%	100%	8,611
MH Slab	1970	520	C 100	1,763	Poor	30%	100%	100%	529
Gar	1967	600	E 100	11,196	Avg.	66%	100%	100%	7,389
Shed	1967	80	E 100	600	Avg.	66%	100%	100%	396
1 Fr	1998	170	E 100	6,785	Fair	82%	100%	100%	5,564
1 Fr	1998	187	E 100	7,464	Fair	82%	100%	100%	6,120
Shed	2006	384	C 100	3,840	Avg.	91%	100%	100%	3,494
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
624 SFLA		128.33 = $/SFLA (4)				Outbuilding Total			32,441

Accpt Land 40,000 **Accepted Bldg** 32,000 **Total** 72,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/2001
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	10,765.40	19,378	100%		19,378
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.80		21,876.67 Per Acre			Land Total	39,378

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade E 75	Base	69,697
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,413
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	64,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	57,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2001	720	E 100	13,436	Avg.	88%	100%	100%	11,824
1,512 SFLA		37.76 = $/SFLA (4)				Outbuilding Total			11,824

Accpt Land	39,000	Accepted Bldg	69,000	Total	108,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1998
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Baselot (Frct)	27,155.15	13,034	100%		13,034
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.48		68,820.83 Per Acre		Land Total		33,034

Dwelling Description **Replacement Cost New**

Doublewide	One Story	920 Sqft	Grade E 75	Base	49,020
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,902
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	46,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	40,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Shed	1986	192	E 100	1,440	Poor	63%	100%	100%	907
920 SFLA		43.66 = $/SFLA (4)					Outbuilding Total		907

Accpt Land 33,000 **Accepted Bldg** 41,000 **Total** 74,000

Map/Lot: R13 7
Account: 2110 Card: 1 of 1 Location: 3288 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/29/2003
Sale Price	90,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 7 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
23.69	Acres-Back Land	500.00	11,845	100%		11,845
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 28.69		2,615.72 Per Acre			Land Total	75,045

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,984 Sqft	Grade C 100	Base	153,213
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,956
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	158,989

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	40%	100%	61,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2014	324	C 100	7,672	Avg.	96%	40%	100%	2,946
Gar	2014	1128	C 100	28,065	Avg.	96%	40%	100%	10,777
1,984 SFLA		30.77 = $/SFLA (4)					Outbuilding Total		13,723

Accpt Land 75,000 **Accepted Bldg** 75,000 **Total** 150,000

Map/Lot: U 4 123
Account: 2111 Card: 1 of 1 Location: SPROUL BLOCK APTS

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	05/01/1982
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 22
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	84,852.81	42,426	532%		225,708
30.00	# -Apartment	2,000.00	60,000	100%		60,000
6.00	# -Lot Imp PW/PS...	15,000.00	90,000	100%		90,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.50		761,416.00 Per Acre		Land Total		380,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sproul Block 10	1982	9344	C 100	1,023,822	Good	80%	100%	100%	819,058
Sproul Block 10	1982	9344	C 100	1,023,822	Good	80%	100%	100%	819,058
Sproul Block 10	1982	9344	C 100	1,023,822	Good	80%	100%	100%	819,058
Basement 10 P F	1982	8292	C 100	328,778	Good	80%	100%	100%	263,022
Open Fr Porch	1982	1341	C 100	31,755	Good	82%	100%	100%	26,039
Open Fr Porch	1982	37	C 100	876	Good	82%	100%	100%	718
M Shed	1982	90	C 100	1,026	Good	82%	100%	100%	841
Elevator Pass Ele	1982	1	C 100	80,250	Good	80%	100%	100%	64,200
Trash Compactor	1982	1	C 100	22,250	Good	80%	100%	100%	17,800
						Outbuilding Total			2,829,794

Accpt Land 381,000 **Accepted Bldg** 2,830,000 **Total** 3,211,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/11/2008
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Baselot (Frct)	48,118.80	21,172	100%		21,172
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.44		82,209.09 Per Acre		Land Total		36,172

Dwelling Description **Replacement Cost New**

Colonial	Two Story	644 Sqft	Grade C 110	Base	125,316
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,111
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	Floor & Stairs			Attic	3,542
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2006	Standard	Standard	Good	Basic	133,037

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	106,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	24	C 110	1,405	Good	80%	100%	100%	1,124
(U)Basement	1900	24	C 110	422	Good	80%	100%	100%	338
1.5 Fr	1900	280	C 110	20,814	Good	80%	100%	100%	16,651
Open Fr Porch	1900	138	C 110	3,595	Good	80%	100%	100%	2,876
Open Fr Porch	1900	100	C 110	2,605	Good	80%	100%	100%	2,084
1 Fr	1900	100	C 110	5,854	Good	80%	100%	100%	4,683
Gar	1996	728	E 100	13,585	Good	89%	100%	100%	12,091
Deck	2006	140	C 110	1,386	Good	94%	100%	100%	1,303
1,288 SFLA		82.63 = $/SFLA (4)				Outbuilding Total			41,150

Accpt Land 36,000 **Accepted Bldg** 148,000 **Total** 184,000

Map/Lot: U 4 117
Account: 2113 Card: 1 of 1 Location: 32 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/17/2017
Sale Price	68,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.13	Acres-Road Frontage	3,000.00	390	100%		390
Total Acres 0.38		119,447.37 Per Acre		Land Total		45,390

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	800 Sqft	Grade C 100	Base	101,952
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	1,788
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
1860	0	Standard	Standard	Average	Basic	103,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	64,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	24	C 100	1,277	Avg.	62%	200%	100%	1,584
Open Fr Porch	1860	132	C 100	3,126	Avg.	62%	100%	100%	1,938
1.5 Fr	1860	320	C 100	21,626	Avg.	62%	100%	100%	13,408
Shed	1860	256	C 100	2,560	Avg.	62%	100%	100%	1,587
1,200 SFLA		53.60 = $/SFLA (4)					Outbuilding Total		18,517

Accpt Land 45,000 **Accepted Bldg** 83,000 **Total** 128,000

Map/Lot: U 8 11
Account: 2114 Card: 1 of 1 Location: 374 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	10/16/2018
Sale Price	118,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Frct)	18,508.29	15,362	100%		15,362
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.83		42,604.82 Per Acre			Land Total	35,362

Dwelling Description **Replacement Cost New**

Ranch	Two Story	616 Sqft	Grade D 100	Base	91,456
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-3,901
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,542
Rooms	4				
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
1920	0	Standard	Standard	Fair	Basic	89,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	48,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1920	30	D 100	1,341	Fair	54%	100%	100%	724
Enclosed Fr Porch	1920	64	D 100	2,464	Fair	54%	100%	100%	1,331
1,232 SFLA		39.05 = $/SFLA (4)					Outbuilding Total		2,055

Accpt Land	35,000	Accepted Bldg	50,000	Total	85,000

Map/Lot: R21 15
Account: 2115 Card: 1 of 2 Location: 2526 WASHINGTON RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
8.00	Acres-Road Frontage	3,000.00	24,000	100%		24,000
124.00	Acres-Back Land	500.00	62,000	100%		62,000
16.00	Acres-Wasteland/Bog	100.00	1,600	100%		1,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 150.00		950.67 Per Acre			Land Total	142,600

Dwelling Description — Replacement Cost New

Cape Cod	One & 1/2 Story	754 Sqft	Grade C 110	Base	108,117
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,854
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	0	Standard	Standard	Good	Basic	112,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	76,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1830	14	C 110	1,971	Good	68%	100%	100%	1,340
Bay Window	1830	14	C 110	1,971	Good	68%	100%	100%	1,340
Open Fr Porch	1830	248	C 110	6,460	Good	68%	100%	100%	4,393
1 Fr	1830	528	C 110	30,910	Good	68%	100%	100%	21,019
(U)Basement	1830	264	C 110	4,646	Good	68%	100%	100%	3,159
(U)Attic	1830	528	C 110	5,227	Good	68%	100%	100%	3,554
1 Fr	1830	80	C 110	4,684	Good	68%	100%	100%	3,185
1.5 Shed	1830	420	C 110	5,867	Good	68%	100%	100%	3,990
Shed	1940	196	E 100	1,470	Fair	54%	100%	100%	794
1,131 SFLA		67.36 = $/SFLA (4)					Outbuilding Total		42,774

Accpt Land 143,000 **Accepted Bldg** 119,000 **Total** 262,000

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 9

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1830	600	E 100	10,742	Fair	54%	100%	100%	5,801
Shed	1830	450	E 100	3,375	Fair	54%	100%	100%	1,822
1.5 Barn	1830	990	E 100	17,723	Fair	54%	100%	100%	9,570
Shed	1830	300	E 100	2,250	Fair	54%	100%	100%	1,215
Shed	1830	860	E 100	6,450	Fair	54%	100%	100%	3,483
1.5 Shed	1830	260	E 100	2,476	Fair	54%	100%	100%	1,337
1,131 SFLA		67.36 = $/SFLA (4)				Outbuilding Total			23,228

Accpt Land 0 **Accepted Bldg** 23,000 **Total** 23,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	143,000	119,000	262,000	143,000	119,000	262,000
2	0	23,000	23,000	0	23,000	23,000
TOTAL	143,000	142,000	285,000	143,000	142,000	285,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/03/2003
Sale Price	22,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.00	Acres-Back Land	500.00	3,500	100%		3,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 9.00		6,166.67 Per Acre			Land Total	55,500

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,792 Sqft	Grade C 110	Base	155,420
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	768 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,360
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Standard	Standard	Average	Basic	180,917

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	162,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	144	C 100	1,296	Avg.	90%	100%	100%	1,166
Deck	2007	256	C 100	2,304	Avg.	92%	100%	100%	2,120
Deck	2010	240	C 100	2,160	Avg.	94%	100%	100%	2,030
MH Slab	2014	784	C 100	2,658	Avg.	96%	100%	100%	2,552
1,792 SFLA		90.86 = $/SFLA (4)					Outbuilding Total		7,868

Accpt Land	56,000	**Accepted Bldg**	171,000	**Total**	227,000

Neighborhood 2	Rural Paved 2
Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/30/2014
Sale Price	166,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.61	Acres-Road Frontage	3,000.00	1,830	100%		1,830
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.61		16,026.82 Per Acre		Land Total		41,830

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	952 Sqft	Grade B 100	Base	150,559
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	154,281

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	123,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	29	B 100	345	Avg.	80%	100%	100%	276
Deck	1988	56	B 100	665	Avg.	80%	100%	100%	532
1,428 SFLA		86.43 = $/SFLA (4)					Outbuilding Total		808

Accpt Land	42,000	**Accepted Bldg**	124,000	**Total**	166,000

Map/Lot: R20 15B
Account: 2118 Card: 1 of 1 Location: 1194 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/2001
Sale Price	103,949
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.69	Acres-Baselot (Frct)	11,251.24	19,015	100%		19,015
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.69		23,085.80 Per Acre		Land Total		39,015

Dwelling Description **Replacement Cost New**

Bi Level	One Story	920 Sqft	Grade D 100	Base	72,472
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-263
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Average	Basic	74,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	55,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1981	19	D 100	552	Avg.	75%	100%	100%	414
Overhang	1981	15	D 100	436	Avg.	75%	100%	100%	327
Deck	1981	96	D 100	726	Avg.	75%	100%	100%	544
Att Gar	1985	552	C 100	11,581	Avg.	78%	100%	100%	9,033
1.75 Fr	1985	552	C 100	42,300	Avg.	78%	100%	100%	32,994
Overhang	1985	24	C 100	830	Avg.	78%	100%	100%	647
920 SFLA		60.80 = $/SFLA (4)					Outbuilding Total		43,959

Accpt Land 39,000 **Accepted Bldg** 100,000 **Total** 139,000

Map/Lot: R17 7- 3
Account: 2119 Card: 1 of 1 Location: 58 STALEY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
3.00	Acres-Under Water	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.00		7,285.71 Per Acre			Land Total	51,000

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,008 Sqft	Grade D 100	Base	125,503
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,523
Rooms	4				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,948
Attic	Floor & Stairs			Attic	4,234
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	Supier	Supier	Average	Basic	136,208

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	114,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	288	D 100	2,419	Avg.	62%	100%	100%	1,500
MH Slab	1973	784	C 100	2,658	Avg.	70%	100%	100%	1,861
Shed	1991	144	D 100	1,210	Avg.	82%	100%	100%	992
Coml Shop	1991	576	D 100	29,476	Avg.	82%	100%	100%	24,170
Deck	2001	280	D 100	2,117	Avg.	88%	100%	100%	1,863
Deck	2001	308	D 100	2,328	Avg.	88%	100%	100%	2,049
Olympian.....M/H	1973	14X56	C 100	33,544	Poor	30%	100%	100%	10,063
Deck	1973	80	E 100	540	Avg.	70%	100%	100%	378
Entry	1973	64	E 100	1,680	Avg.	70%	100%	100%	1,176
Cover-It	2011	240	E 100	360	Avg.	94%	200%	100%	676
2,800 SFLA		40.86 = $/SFLA (4)					Outbuilding Total		44,728

Accpt Land 51,000 **Accepted Bldg** 159,000 **Total** 210,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/1989
Sale Price	84,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	10,035.15	19,970	100%		19,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		20,085.43 Per Acre		Land Total		39,970

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	832 Sqft	Grade C 110	Base	114,951
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	93,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2000	144	C 110	5,544	Avg.	87%	100%	100%	4,823
Open Fr Porch	2000	72	C 110	1,875	Avg.	87%	100%	100%	1,631
1.5 Gar	2000	728	C 110	25,297	Avg.	87%	100%	100%	22,008
Deck	2002	496	C 110	4,910	Avg.	89%	100%	100%	4,370
Cover-It	2017	240	C 100	480	Avg.	97%	100%	100%	466
1,248 SFLA		75.01 = $/SFLA (4)				Outbuilding Total			33,298

Accpt Land 40,000 **Accepted Bldg** 127,000 **Total** 167,000

Map/Lot: R18 60
Account: 2121 Card: 1 of 1 Location: 533 REEF RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	05/01/1999
Sale Price	33,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.09	Acres-Back Land	500.00	1,045	100%		1,045
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.09		9,546.45 Per Acre			Land Total	39,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Regal.....M/H	1985	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
924 SFLA		95.29 = $/SFLA (4)				Outbuilding Total			11,860

Accpt Land 39,000 **Accepted Bldg** 12,000 **Total** 51,000

Map/Lot: U 2 10
Account: 2122 Card: 1 of 1 Location: 290 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1994
Sale Price	34,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Baselot (Frct)	214,522	15,017	100%		15,017
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.07		428,814.29 Per Acre		Land Total		30,017

Dwelling Description

					Replacement Cost New
Ranch	One Story	574 Sqft	Grade E 100	Base	49,736
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1935	0	Standard	Standard	Poor	Basic	46,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	46%	20%	100%	4,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1935	36	E 100	243	Poor	46%	20%	100%	22
574 SFLA		7.45 = $/SFLA (4)					Outbuilding Total		22

Accpt Land 30,000 **Accepted Bldg** 4,000 **Total** 34,000

Map/Lot: R10 34
Account: 2123 Card: 1 of 1 Location: 3181 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/01/1980
Sale Price	26,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Baselot (Frct)	26,303.86	42,086	50%		21,043
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.60		25,651.88 Per Acre		Land Total		41,043

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	440 Sqft	Grade D 100	Base	69,679
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-1,741
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Average	Basic	67,938

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	42,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	198	D 100	8,852	Avg.	62%	100%	100%	5,488
Entry	1900	72	D 100	2,117	Avg.	62%	100%	100%	1,313
1 Fr	1900	364	D 100	16,272	Avg.	62%	100%	100%	10,089
(U)Basement	1900	364	D 100	4,892	Avg.	62%	100%	100%	3,033
Deck	1900	60	D 100	454	Avg.	62%	100%	100%	281
1.5 Shed	1900	576	E 100	5,486	Fair	54%	100%	100%	2,962
2 Gar	2004	1536	E 100	46,426	Avg.	90%	100%	100%	41,783
Patio	2004	576	E 100	2,091	Avg.	90%	100%	100%	1,882
Cover-It	2012	240	E 100	360	Avg.	95%	100%	100%	342
770 SFLA		54.70 = $/SFLA (4)					Outbuilding Total		67,173

Accpt Land 41,000 **Accepted Bldg** 109,000 **Total** 150,000

Map/Lot: R13 5- 2
Account: 2124 Card: 1 of 1 Location: 2880 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	09/01/1997
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 19
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.59	Acres-Road Frontage	3,000.00	1,770	100%		1,770
2.64	Acres-Back Land	500.00	1,320	100%		1,320
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 5.23		11,107.07 Per Acre		Land Total		58,090

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,296 Sqft	Grade E 75	Base	62,152
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,497
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Poor	Basic	58,241

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Damage	None	84%	10%	100%	4,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 12	2016	2400	E 100	92,394	Avg.	97%	100%	100%	89,622
1,296 SFLA		3.77 = $/SFLA (4)				Outbuilding Total			89,622

Accpt Land 58,000 **Accepted Bldg** 95,000 **Total** 153,000

Map/Lot: R18 39A
Account: 2126 Card: 1 of 1 Location: 1864 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1981
Sale Price	4,700
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1973 NEWPORT 12 X 70		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Baselot (Frct)	17,625.77	15,687	100%		15,687
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.89		40,097.75 Per Acre		Land Total		35,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Newport/Lagrande	1973	12X66	B 100	41,844	Poor	30%	100%	100%	12,553
Gar	1984	720	E 100	13,436	Avg.	77%	100%	100%	10,346
792 SFLA		134.05 = $/SFLA (4)				Outbuilding Total			22,899

Accpt Land 36,000 **Accepted Bldg** 23,000 **Total** 59,000

Map/Lot: U 9 6
Account: 2127 Card: 1 of 1 Location: 1411 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities NoneNone
Street Paved

Sale Data

Sale Date	02/11/2016
Sale Price	300,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
4.00	# -Lot Imp Rd/P Lot	10,000.00	40,000	100%		40,000
0.28	Acres-Back Land	500.00	140	100%		140
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.78		147,615.38 Per Acre		Land Total		115,140

Accpt Land 115,000 **Accepted Bldg** 0 **Total** 115,000

Map/Lot: R10 3A-3
Account: 2128 Card: 1 of 1 Location: 130 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/15/2004
Sale Price	56,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	50%		21,944
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		22,795.65 Per Acre		Land Total		41,944

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Westwynd	M/H	1997	16X76	A 100	61,028	Avg.	51%	100%	100%	31,124
MH Slab		1997	1216	C 100	4,122	Avg.	86%	100%	100%	3,545
Cover-It		2012	240	E 100	360	Avg.	95%	100%	100%	342
Deck		2015	80	C 100	720	Avg.	97%	100%	100%	698
1,216 SFLA			112.90 = $/SFLA (4)				Outbuilding Total			35,709

Accpt Land 42,000 **Accepted Bldg** 36,000 **Total** 78,000

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND BL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/2000
Sale Price	102,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
134	$/LF -Water Frontage	150.00	20,100	100%		20,100
1.34	Acres-Water Acreage	.00		100%		0
1.99	Acres-Road Frontage	3,000.00	5,970	100%		5,970
0.67	Acres-Back Land	500.00	335	100%		335
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 4.25		23,860.00 Per Acre		Land Total		101,405

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	660 Sqft	Grade C 100	Base	90,801
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1871	0	Standard	Standard	Fair	Basic	93,621

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	50,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1871	39	C 100	2,076	Fair	54%	100%	100%	1,121
Deck	1871	90	C 100	810	Fair	54%	100%	100%	437
1.5 Barn	1871	740	C 100	17,664	Fair	54%	100%	100%	9,539
1.5 Fr	2005	418	C 100	28,248	Avg.	91%	100%	100%	25,706
(F)Basement	2005	418	C 100	10,450	Avg.	91%	100%	100%	9,510
990 SFLA		51.07 = $/SFLA (4)					Outbuilding Total		46,313

Accpt Land 101,000 **Accepted Bldg** 97,000 **Total** 198,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/2005
Sale Price	215,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.20	Acres-Road Frontage	3,000.00	600	100%		600
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.45		88,000.00 Per Acre			Land Total	39,600

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	1,053 Sqft	Grade C 110	Base	171,028
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,367
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,452
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	5,792
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Good	Basic	179,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	121,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Fr	1830	400	C 110	23,417	Good	68%	100%	100%	15,924
Gar	1830	792	C 100	19,705	Avg.	62%	100%	100%	12,217
2,106 SFLA		57.80 = $/SFLA (4)					Outbuilding Total		28,141

Accpt Land	40,000	Accepted Bldg	150,000	Total	190,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
550	$/LF -Water Frontage	100.00	55,000	50%		27,500
5.50	Acres-Water Acreage	.00		100%		0
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
Total Acres 10.00		5,750.00 Per Acre		Land Total		57,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	0	430	E 100	3,225	Fair	54%	100%	100%	1,742
						Outbuilding Total			1,742

Accpt Land 58,000 **Accepted Bldg** 2,000 **Total** 60,000

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.83	Acres-Road Frontage	3,000.00	2,490	100%		2,490
0.18	Acres-Back Land	500.00	90	100%		90
Total Acres 1.26		37,761.90 Per Acre		Land Total		47,580

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	999 Sqft	Grade C 100	Base	117,804
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	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	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Fair	Basic	122,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	62,716

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	90	C 100	4,790	Fair	54%	100%	100%	2,587
(U)Basement	1830	90	C 100	1,440	Fair	54%	100%	100%	778
(U)Attic	1830	90	C 100	810	Fair	54%	100%	100%	437
1.5 Shed	1830	342	C 100	4,343	Fair	54%	100%	100%	2,345
1,498 SFLA		41.87 = $/SFLA (4)				Outbuilding Total			6,147

Accpt Land 48,000 **Accepted Bldg** 69,000 **Total** 117,000

Map/Lot: R16 51
Account: 2133 Card: 1 of 1 Location: 300 PIERPONT LN

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND SP
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/11/2013
Sale Price	21,520
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	20%		12,000
700	$/LF -Water Frontage	100.00	70,000	50%		35,000
7.00	Acres-Water Acreage	.00		100%		0
120.68	Acres-Back Land	500.00	60,340	100%		60,340
Total Acres 129.68		827.73 Per Acre		Land Total		107,340

Accpt Land	107,000	**Accepted Bldg**	0	**Total**	107,000

Map/Lot: R 6 8E- 9
Account: 2134 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 9

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Peerless.....M/H	1979	14X66	C 100	39,534	Poor	30%	50%	100%	5,930
924 SFLA		74.29 = $/SFLA (4)					Outbuilding Total		5,930

Accpt Land 0 **Accepted Bldg** 6,000 **Total** 6,000

Map/Lot: U14 1
Account: 2135 Card: 1 of 1 Location: 922 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/04/2015
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	10,215.50	19,818	100%		19,818
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.94		20,524.74 Per Acre		Land Total		39,818

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	550 Sqft	Grade E 100	Base	60,921
Exterior	Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Fair	Basic	60,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	32,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	160	E 100	2,842	Fair	54%	100%	100%	1,535
Enclosed Fr Porch	1900	66	E 100	2,269	Fair	54%	100%	100%	1,225
Entry	1900	20	E 100	525	Fair	54%	100%	100%	284
1 Fr	1900	164	E 100	6,546	Fair	54%	100%	100%	3,535
(U)Basement	1900	164	E 100	1,968	Fair	54%	100%	100%	1,063
Gar	1900	320	E 100	5,972	Fair	54%	100%	100%	3,225
Shed	1900	168	E 100	1,260	Fair	54%	100%	100%	680
Shed	1900	144	E 100	1,080	Fair	54%	100%	100%	583
Shed	1900	320	E 100	2,400	Fair	54%	100%	100%	1,296
825 SFLA		39.88 = $/SFLA (4)				Outbuilding Total			13,426

Accpt Land 40,000 **Accepted Bldg** 46,000 **Total** 86,000

Map/Lot: U 2 16
Account: 2136 Card: 1 of 1 Location: 332 FRIENDSHIP RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/01/1987
Sale Price	1,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	

Reference 1
Reference 2 1987 BURLINGTON 14 X 70
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.13	Acres-Back Land	500.00	65	100%		65
Total Acres 0.63		58,833.33 Per Acre		Land Total		37,065

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1982	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
Deck		1987	80	C 100	720	Avg.	79%	100%	100%	569
Shed		1997	192	E 100	1,440	Avg.	86%	100%	100%	1,238
Shed		2000	240	E 100	1,800	Avg.	87%	100%	100%	1,566
924 SFLA			158.99 = $/SFLA (4)				Outbuilding Total			28,551

Accpt Land 37,000 **Accepted Bldg** 29,000 **Total** 66,000

Map/Lot: R 2 39
Account: 2137 Card: 1 of 1 Location: 251 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.20	Acres-Road Frontage	3,000.00	3,600	100%		3,600
11.80	Acres-Back Land	500.00	5,900	100%		5,900
10.00	Acres-Landlocked/Rear	200.00	2,000	100%		2,000
15.00	Acres-Under Water	.00		100%		0
Total Acres 40.00		850.00 Per Acre		Land Total		34,000

Accpt Land 34,000 **Accepted Bldg** 0 **Total** 34,000

Neighborhood 8	Residential Pond 2
Tree Growth	1991
Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	Dug Well
Street	Gravel

Reference 1	FARMLAND 1991		
Reference 2	FARMLAND 1991		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	80%		48,000
3.00	Acres-Road Frontage	3,000.00	9,000	80%		7,200
16.00	Acres-Pasture F&O	350.00	5,600	100%		5,600
10.00	Acres-Softwood F&O	337.00	3,370	100%		3,370
101.00	Acres-Hardwood F&O	263.00	26,563	100%		26,563
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 132.00		763.13 Per Acre			Land Total	100,733

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	460 Sqft	Grade E 100	Base	56,152
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,301
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,035
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
1970	0	Standard	Standard	Fair	Basic	53,816

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	58%	100%	100%	31,213

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1970	128	E 100	2,273	Fair	58%	100%	100%	1,318
1 Fr	1970	192	E 100	7,664	Fair	58%	100%	100%	4,445
Shed	1970	20	E 100	150	Fair	58%	100%	100%	87
1 Fr	1970	660	E 100	26,344	Fair	58%	100%	100%	15,280
Deck	1970	32	E 100	216	Fair	58%	100%	100%	125
Shed	1970	120	E 100	900	Fair	58%	100%	100%	522
1.5 Gar	1970	520	E 100	12,320	Fair	58%	100%	100%	7,146
Open Shed	1970	260	E 100	1,560	Fair	58%	100%	100%	905
Shed	1970	104	E 100	780	Fair	58%	100%	100%	452
Shed	1970	204	E 100	1,530	Fair	58%	100%	100%	887
690 SFLA		45.24 = $/SFLA (4)					Outbuilding Total		31,167

Accpt Land	101,000	**Accepted Bldg**	62,000	**Total**	163,000

Neighborhood 8	Residential Pond 2
Tree Growth	1991
Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	Dug Well
Street	Gravel

Reference 1			
Reference 2	FARMLAND		
Tran/Land/Bldg	3 3 10		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	8

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1970	192	E 100	1,440	Poor	46%	50%	100%	331
Cabin	1987	192	E 100	5,428	Poor	65%	50%	100%	1,764
690 SFLA		45.24 = $/SFLA (4)					Outbuilding Total		2,095

Accpt Land	0	**Accepted Bldg**	2,000	**Total**	2,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	101,000	62,000	163,000	101,000	62,000	163,000
2	0	2,000	2,000	0	2,000	2,000
TOTAL	101,000	64,000	165,000	101,000	64,000	165,000

Map/Lot: R 4 67A
Account: 2139 Card: 1 of 1 Location: 984 OLD COUNTY RD

Neighborhood 3	Rural Dirt 2
Tree Growth	1991
Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Reference 1	FARMLAND 1991
Reference 2	FARMLAND 1991
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.00	Acres-Hardwood F&O	263.00	4,997	100%		4,997
Total Acres 19.00		263.00 Per Acre			Land Total	4,997

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R 4 62A
Account: 2140 Card: 1 of 1 Location: 900 OLD COUNTY RD

Neighborhood 3	Rural Dirt 2
Tree Growth	1991
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Gravel

Sale Data

Sale Date	04/01/1977
Sale Price	6,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1991
Reference 2	FARMLAND 1991
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
1.00	Acres-Road Frontage	3,000.00	3,000	80%		2,400
4.00	Acres-Hardwood F&O	263.00	1,052	100%		1,052
Total Acres 7.00		2,550.29 Per Acre			Land Total	17,852

Accpt Land	18,000	**Accepted Bldg**	0	**Total**	18,000

Neighborhood 5	Residential 2
Tree Growth	2006
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/02/2007
Sale Price	373,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2006 OS 2019		
Reference 2	FARMLAND 2006 OS 2019		
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
4.50	Acres-Road Frontage	3,000.00	13,500	50%		6,750
71.00	Acres-Back Land	500.00	35,500	50%		17,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 80.00		1,212.50 Per Acre			Land Total	97,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,299 Sqft	Grade B 100	Base	187,044
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry 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	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	1993	Standard	Standard	Average	Basic	190,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	175,505

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1840	486	B 100	5,774	Avg.	92%	100%	100%	5,312
1.5 Barn	1840	900	B 100	28,358	Avg.	92%	100%	100%	26,089
(U)Basement	1840	900	B 100	19,008	Avg.	92%	100%	100%	17,487
1 Fr	1993	135	B 100	9,484	Avg.	83%	100%	100%	7,872
(U)Basement	1993	135	B 100	2,851	Avg.	83%	100%	100%	2,366
Open Fr Porch	1999	132	B 100	4,126	Avg.	87%	100%	100%	3,590
Sunspace	1999	90	B 100	6,325	Avg.	87%	100%	100%	5,503
Green House Hoop	2010	576	E 100	1,581	Avg.	94%	100%	100%	1,486
1,948 SFLA		90.09 = $/SFLA (4)				Outbuilding Total			69,705

Accpt Land	97,000	**Accepted Bldg**	245,000	**Total**	342,000

Map/Lot: R 4 30B
Account: 2142 Card: 1 of 1 Location: 255 PERRY GREENE HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1977
Sale Price	2,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	Acres-Back Land	500.00	17,500	100%		17,500
Total Acres 35.00		500.00 Per Acre		Land Total		17,500

Accpt Land	18,000	**Accepted Bldg**	0	**Total**	18,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2002
Sale Price	90,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Dwelling Description

Doublewide	One Story	1,404 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	98,447
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	91,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	80,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2002	320	E 100	2.400	Avg.	89%	100%	100%	2,136
Deck	2012	96	D 100	726	Avg.	95%	100%	100%	690
1,404 SFLA		57.62 = $/SFLA (4)				Outbuilding Total			2,826

Accpt Land	0	**Accepted Bldg**	84,000	**Total**	84,000

Map/Lot: R10 54
Account: 2144 Card: 1 of 2 Location: 3601 FRIENDSHIP RD

Neighborhood 17	River Inlet 2
Tree Growth	1998
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/10/2016
Sale Price	790,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1998
Reference 2	TREE GROWTH 1998
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
12.16	Acres-Softwood TG	337.00	4,098	100%		4,098
14.00	Acres-Hardwood TG	263.00	3,682	100%		3,682
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 28.16		4,004.97 Per Acre			Land Total	112,780

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,579 Sqft	Grade A 100	Base	346,046
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,445
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	11,900
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Standard	Standard	Good	Basic	373,251

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	335,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1998	114	A 100	5,697	Good	90%	100%	100%	5,127
Open Fr Porch	1998	200	A 100	9,993	Good	90%	100%	100%	8,994
1 Fr	1998	118	A 100	13,251	Good	90%	100%	100%	11,926
1.5 Barn	1998	576	A 100	29,010	Good	90%	100%	100%	26,109
Shed	1998	288	A 100	6,077	Good	90%	100%	100%	5,469
Open Shed	1998	144	A 100	2,431	Good	90%	100%	100%	2,188
Gar	1999	600	A 100	31,498	Good	90%	100%	100%	28,348
Open Shed	1999	80	A 100	1,350	Good	90%	100%	100%	1,215
(F)Attic	1999	300	A 100	15,825	Good	90%	100%	100%	14,242
Deck	2000	850	A 100	16,142	Good	91%	100%	100%	14,689
2,368 SFLA		141.86 = $/SFLA (4)					Outbuilding Total		118,307

Accpt Land	113,000	Accepted Bldg	454,000	Total	567,000

Neighborhood	17 River Inlet 2
Tree Growth	1998
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	11/10/2016
Sale Price	790,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	TREE GROWTH		
Tran/Land/Bldg	4 3 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pier	2001	126	A 100	10,634	Good	91%	100%	100%	9,677
Ramp	2001	96	C 100	2,160	Good	91%	100%	100%	1,966
Float	2001	192	C 100	7,056	Good	91%	100%	100%	6,421
Entry	2009	60	A 100	4,431	Good	95%	100%	100%	4,209
2,368 SFLA		141.86 = $/SFLA (4)				Outbuilding Total			22,273

Accpt Land	0	**Accepted Bldg**	22,000	**Total**	22,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	113,000	454,000	567,000	113,000	454,000	567,000
2	0	22,000	22,000	0	22,000	22,000
TOTAL	113,000	476,000	589,000	113,000	476,000	589,000

Map/Lot: R 1 90B
Account: 2145 Card: 1 of 1 Location: 70 BUTTER POINT RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
	170

Sale Data

Sale Date	08/01/2001
Sale Price	337,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	265,026	121,912	100%		121,912
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.46		308,504.35 Per Acre		Land Total		141,912

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,220 Sqft	Grade B 100	Base	139,622
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	144,539

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	99,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1971	40	B 100	1,250	Avg.	69%	100%	100%	862
Deck	1971	390	B 100	4,633	Avg.	69%	100%	100%	3,197
1 Fr	1971	528	B 100	37,092	Avg.	69%	100%	100%	25,593
Shed	1971	64	E 100	480	Fair	59%	100%	100%	283
Pier	2011	990	B 100	52,272	Good	96%	100%	100%	50,181
Ramp	2011	105	C 100	2,362	Avg.	94%	100%	100%	2,220
Float	1998	224	C 100	8,232	Avg.	86%	100%	100%	7,080
Stairs	2011	148	C 100	1,776	Avg.	94%	100%	100%	1,669
1,220 SFLA		81.75 = $/SFLA (4)				Outbuilding Total			91,085

Accpt Land 142,000 **Accepted Bldg** 191,000 **Total** 333,000

Map/Lot: R 6 8E-14
Account: 2146 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 14

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1998	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
1,008 SFLA		120.76 = $/SFLA (4)					Outbuilding Total		21,995

Accpt Land 0 **Accepted Bldg** 22,000 **Total** 22,000

Map/Lot: R 4 26
Account: 2147 Card: 1 of 1 Location: 600 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Rolling
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%	Access	22,500
10.00	Acres-Road Frontage	3,000.00	30,000	50%	Topography	15,000
16.47	Acres-Back Land	500.00	8,235	100%		8,235
Total Acres 28.47		1,606.43 Per Acre			Land Total	45,735

Accpt Land	46,000	**Accepted Bldg**	0	**Total**	46,000

Map/Lot: U 4 119
Account: 2148 Card: 1 of 1 Location: 78 FRIENDSHIP RD

Neighborhood	18 Hist Vill .25
Tree Growth	1995
Zoning/Use	HISTORIC VILLAGE SHORELAND LR
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1979
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	FARMLAND 1995		
Reference 2	FARMLAND 1995		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
8.50	Acres-Pasture F&O	350.00	2,975	100%		2,975
99.00	Acres-Softwood F&O	337.00	33,363	100%		33,363
114.00	Acres-Mixed Wood F&O	408.00	46,512	100%		46,512
136.00	Acres-Hardwood F&O	263.00	35,768	100%		35,768
1.25	Acres-Road Frontage	3,000.00	3,750	100%		3,750
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 359.00		443.92 Per Acre			Land Total	159,368

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	891 Sqft	Grade B 100	Base	183,506
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	5	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,722
Attic	Floor & Stairs			Attic	5,881
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	199,940

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	135,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1850	700	B 100	79,658	Good	68%	100%	100%	54,167
(U)Basement	1850	350	B 100	7,392	Good	68%	100%	100%	5,027
1.5 Shed	1850	480	C 100	6,096	Good	68%	100%	100%	4,145
Shed	1850	36	C 100	360	Good	68%	100%	100%	245
Shed	1850	330	C 100	3,300	Good	68%	100%	100%	2,244
2 Shed	1850	800	C 100	12,960	Good	68%	100%	100%	8,813
Shed	1850	315	C 100	3,150	Good	68%	100%	100%	2,142
1.5 Shed	1850	624	C 100	7,925	Good	68%	100%	100%	5,389
(U)Basement	2014	624	C 100	9,984	Good	98%	100%	100%	9,784
1,782 SFLA		76.30 = $/SFLA (4)					Outbuilding Total		91,956

Accpt Land	159,000	Accepted Bldg	228,000	Total	387,000

Map/Lot: U 4 6
Account: 2149 Card: 1 of 2 Location: 37 FRIENDSHIP RD

Neighborhood 13 River Inlet .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Below Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/06/2010
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	FLOOD ZONE		
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
335	$/LF -Water Frontage	150.00	50,250	100%		50,250
3.16	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.41		39,662.76 Per Acre		Land Total		135,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1900	1800	C 100	99,774	Fair	54%	100%	100%	53,878
Basement 8	1900	1800	C 100	44,406	Fair	54%	100%	100%	23,979
(F)Attic	1900	900	C 100	22,500	Fair	54%	100%	100%	12,150
Shed	1900	30	E 100	225	Fair	54%	100%	100%	122
Shed	1900	36	E 100	270	Fair	54%	100%	100%	146
1.75 Shed	2009	1875	E 100	20,250	Avg.	93%	100%	100%	18,832
Truck Scale 10Ton	1900	1	E 100	19,125	Fair	54%	100%	100%	10,328
Open Shed	1900	420	E 100	2,520	Fair	54%	100%	100%	1,361
Shed	1900	672	E 100	5,040	Fair	54%	100%	100%	2,722
1.5 Barn	1900	4000	E 100	71,610	Fair	54%	100%	100%	38,669
						Outbuilding Total			162,187

Accpt Land	135,000	**Accepted Bldg**	162,000	**Total**	297,000

Neighborhood 13 River Inlet .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Below Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/06/2010
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	FLOOD ZONE		
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	13

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	1900	644	E 100	3,864	Fair	54%	100%	100%	2,087
Shed	1900	3200	E 100	24,000	Poor	46%	100%	100%	11,040
1.5 Shed	1900	3720	E 100	35,433	Poor	46%	100%	100%	16,299
2 Open Shed	1999	3280	AA100	106,272	Avg.	87%	100%	100%	92,457
Open Fr Porch	2009	300	E 100	5,328	Avg.	93%	100%	100%	4,955
							Outbuilding Total		126,838

Accpt Land	0	**Accepted Bldg**	127,000	**Total**	127,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	135,000	162,000	297,000	135,000	162,000	297,000
2	0	127,000	127,000	0	127,000	127,000
TOTAL	135,000	289,000	424,000	135,000	289,000	424,000

Map/Lot: U 4 3
Account: 2150 Card: 1 of 1 Location: 41 FRIENDSHIP RD

Neighborhood 13 River Inlet .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1987
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 4
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
3.00	# -Apartment	2,000.00	6,000	100%		6,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.55	Acres-Road Frontage	3,000.00	4,650	100%		4,650
Total Acres 1.80		47,583.33 Per Acre		Land Total		85,650

Dwelling Description **Replacement Cost New**

Colonial	Two Story	936 Sqft	Grade C 100	Base	145,166
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,975
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	11,280
Attic	Floor & Stairs			Attic	4,680
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1854	1990	Standard	Standard	Good	Basic	163,101

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	110,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1990	1211	C 100	104,400	Avg.	81%	100%	100%	84,564
(U)Basement	1990	1211	C 100	19,376	Avg.	81%	100%	100%	15,695
(U)Attic	1990	1211	C 100	10,899	Avg.	81%	100%	100%	8,828
Deck	1990	112	C 100	1,008	Avg.	81%	100%	100%	816
1,872 SFLA		59.25 = $/SFLA (4)					Outbuilding Total		109,903

Accpt Land 86,000 **Accepted Bldg** 221,000 **Total** 307,000

Map/Lot: R 6 8E-16
Account: 2151 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 16

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline Jav M/H	1985	14X66	B 100	45,408	Fair	40%	100%	100%	18,163
924 SFLA		139.69 = $/SFLA (4)					Outbuilding Total		18,163

Accpt Land 0 **Accepted Bldg** 18,000 **Total** 18,000

Map/Lot: R 6 8E-21
Account: 2152 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 21

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1982	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
924 SFLA			161.06 = $/SFLA (4)					Outbuilding Total		19,747

Accpt Land 0 **Accepted Bldg** 20,000 **Total** 20,000

Map/Lot: R13 77
Account: 2153 Card: 1 of 1 Location: 440 COLE RD

Neighborhood	3 Rural Dirt 2
Tree Growth	1995
Zoning/Use	RURAL SHORELAND SP
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1989
Sale Price	38,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1995
Reference 2	FARMLAND 1995
Tran/Land/Bldg	1 2 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
26.00	Acres-Softwood F&O	337.00	8,762	100%		8,762
64.00	Acres-Mixed Wood F&O	408.00	26,112	100%		26,112
11.00	Acres-Hardwood F&O	263.00	2,893	100%		2,893
Total Acres 101.00		373.93 Per Acre			Land Total	37,767

Accpt Land 38,000 **Accepted Bldg** 0 **Total** 38,000

Map/Lot: R10 5
Account: 2154 Card: 1 of 1 Location: 2844 FRIENDSHIP RD

Neighborhood	5 Residential 2
Tree Growth	1992
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/16/2016
Sale Price	16,606
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	TREE GROWTH 1992		
Reference 2	TREE GROWTH 1992		
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	Acres-Softwood TG	337.00	337	100%		337
16.00	Acres-Mixed Wood TG	408.00	6,528	100%		6,528
3.00	Acres-Hardwood TG	263.00	789	100%		789
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 24.00		2,339.75 Per Acre			Land Total	56,154

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	107,050
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1999	0	Standard	Standard	Average	Basic	107,050

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	87%	75%	100%	69,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1999	6	C 100	768	Avg.	87%	75%	100%	501
Deck	2001	80	C 100	720	Avg.	88%	100%	100%	634
1,296 SFLA		53.90 = $/SFLA (4)					Outbuilding Total		1,135

Accpt Land	56,000	Accepted Bldg	71,000	Total	127,000

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/2003
Sale Price	195,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.59	Acres-Road Frontage	3,000.00	1,770	100%		1,770
27	$/LF -Water Frontage	150.00	4,050	100%		4,050
0.27	Acres-Water Acreage	.00		100%		0
Total Acres 1.11		72,810.81 Per Acre		Land Total		80,820

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	720 Sqft	Grade B 100	Base	158,979
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate	Roof	8,345
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,832
Rooms	10				
Bedrooms	5	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,241
Attic	None			Attic	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	Standard	Standard	Average	Basic	171,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	106,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1850	714	B 100	63,693	Avg.	62%	100%	100%	39,490
1.5 Fr	1850	378	B 100	33,719	Avg.	62%	100%	100%	20,906
(U)Basement	1850	378	B 100	7,983	Avg.	62%	100%	100%	4,949
Open Fr Porch	1850	224	B 100	7,001	Avg.	62%	100%	100%	4,341
Enclosed Fr Porch	1850	200	B 100	12,099	Avg.	62%	100%	100%	7,501
Deck	1850	45	B 100	535	Avg.	62%	100%	100%	332
Gar	1850	440	E 100	8,210	Avg.	62%	100%	100%	5,090
1,440 SFLA		73.80 = $/SFLA (4)					Outbuilding Total		82,609

Accpt Land	81,000	Accepted Bldg	189,000	Total	270,000

Map/Lot: R13 63
Account: 2156 Card: 1 of 1 Location: 150 COLE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
18.00	Acres-Back Land	500.00	9,000	100%		9,000
Total Acres 20.00		1,170.00 Per Acre		Land Total		23,400

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/2018
Sale Price	225,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
5.84	Acres-Road Frontage	3,000.00	17,520	80%		14,016
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.84		8,803.06 Per Acre			Land Total	69,016

Dwelling Description **Replacement Cost New**

Salt Box	Two Story	896 Sqft	Grade C 110	Base	153,481
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	159,520

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	129,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1990	1	C 110	2,200	Avg.	81%	100%	100%	1,782
Enclosed Fr Porch	1990	90	C 110	4,538	Avg.	81%	100%	100%	3,676
Open Fr Porch	1990	40	C 110	1,042	Avg.	81%	100%	100%	844
1.5 Gar	1990	576	C 110	20,016	Avg.	81%	100%	100%	16,213
Deck	2004	60	C 110	594	Avg.	90%	100%	100%	535
1 Fr	2004	252	C 110	14,753	Avg.	90%	100%	100%	13,278
Shed	2004	120	E 100	900	Avg.	90%	100%	100%	810
Shed	2006	192	C 100	1,920	Avg.	91%	100%	100%	1,747
1,792 SFLA		72.10 = $/SFLA (4)					Outbuilding Total		38,885

Accpt Land 69,000 **Accepted Bldg** 168,000 **Total** 237,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/04/2018
Sale Price	99,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	1992 BURLINGTON 14 X 70
Tran/Land/Bldg	2 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
1.50	Acres-Wasteland/Bog	100.00	150	100%		150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		7,941.67 Per Acre			Land Total	47,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1992	14X66	A 100	49,368	Good	63%	100%	100%	31,102
Shed	1900	120	E 100	900	Avg.	62%	100%	100%	558
Shed	1900	140	E 100	1,050	Avg.	62%	100%	100%	651
Gar	1985	480	E 100	8,956	Avg.	78%	100%	100%	6,986
Deck	1992	48	E 100	324	Avg.	82%	100%	100%	266
Entry	1992	96	E 100	2,520	Avg.	82%	100%	100%	2,066
Open Fr Porch	2015	96	E 100	1,705	Avg.	97%	100%	100%	1,654
924 SFLA		173.50 = $/SFLA (4)					Outbuilding Total		43,283

Accpt Land	48,000	**Accepted Bldg**	43,000	**Total**	91,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1979
Sale Price	24,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1987 OXFORD 14 X 70
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
3.00	Acres-Road Frontage	3,000.00	9,000	100%		9,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		10,300.00 Per Acre			Land Total	51,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,484 Sqft	Grade D 100	Base	102,620
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	97,920

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	77,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1987	48	D 100	1,848	Avg.	79%	100%	100%	1,460
Deck	1987	280	D 100	2,117	Avg.	79%	100%	100%	1,672
1.5 Barn	1980	480	E 100	8,594	Avg.	75%	100%	100%	6,446
Gar	1982	576	E 100	10,748	Avg.	76%	100%	100%	8,168
Shed	1993	208	E 100	1,560	Avg.	83%	100%	100%	1,295
Deck	2000	96	D 100	726	Avg.	87%	100%	100%	632
Shed	2005	64	E 100	480	Avg.	91%	100%	100%	437
1,484 SFLA		52.13 = $/SFLA (4)					Outbuilding Total		20,110

Accpt Land 52,000 **Accepted Bldg** 97,000 **Total** 149,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/2000
Sale Price	52,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.06		19,504.85 Per Acre		Land Total		40,180

Dwelling Description **Replacement Cost New**

Ranch	One Story	699 Sqft	Grade E 75	Base	41,712
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,965
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-578
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2000	Standard	Standard	Fair	Basic	38,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	20,611

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1950	702	E 75	21,015	Fair	54%	100%	100%	11,348
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
699 SFLA		29.49 = $/SFLA (4)				Outbuilding Total			11,686

Accpt Land 40,000 **Accepted Bldg** 32,000 **Total** 72,000

Map/Lot: R 1 42
Account: 2162 Card: 1 of 1 Location: 600 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2011
Sale Price	4,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1999 Astro 14 X 68
Tran/Land/Bldg	1 99 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1999	14X68	C 100	40,732	Poor	30%	100%	100%	12,220
952 SFLA			34.49 = $/SFLA (4)					Outbuilding Total		12,220

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: U11 8
Account: 2163 Card: 1 of 1 Location: 623 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/06/2013
Sale Price	89,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Baselot (Frct)	66,026.92	18,488	100%		18,488
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.28		119,600.00 Per Acre		Land Total		33,488

Dwelling Description

				Replacement Cost New	
Colonial	One & 3/4 Story	1,080 Sqft	Grade C 110	Base	154,830
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	3,098
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2005	Standard	Standard	Good	Basic	159,996

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	103,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1910	121	C 110	6,100	Good	68%	100%	100%	4,148
Deck	1910	50	C 110	495	Good	68%	100%	100%	337
Gar	1910	380	E 100	7,090	Avg.	62%	100%	100%	4,396
Shed	2014	99	A 100	2,089	Avg.	96%	100%	100%	2,005
1,890 SFLA		54.69 = $/SFLA (4)				Outbuilding Total			10,886

Accpt Land 33,000 **Accepted Bldg** 114,000 **Total** 147,000

Map/Lot: R 4 32F
Account: 2164 Card: 1 of 1 Location: 95 KALERS POND RD

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Rolling
Utilities	
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	23,672.52	44.031	45%		19,814
Total Acres 1.86		10,652.69 Per Acre			Land Total	19,814

Accpt Land	20,000	**Accepted Bldg**	0	**Total**	20,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/04/2008
Sale Price	44,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	23,672.52	44,031	50%		22,015
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		22,588.71 Per Acre			Land Total	42,015

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,120 Sqft	Grade C 110	Base	109,521
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,836
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	114,459

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	106,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2008	36	C 110	1,386	Avg.	93%	100%	100%	1,289
Shed	2015	120	E 100	900	Avg.	97%	100%	100%	873
1,120 SFLA		95.04 = $/SFLA (4)				Outbuilding Total			2,162

Accpt Land 42,000 **Accepted Bldg** 109,000 **Total** 151,000

Map/Lot: U 5 34
Account: 2166 Card: 1 of 1 Location: 1090 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1998
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.06	Acres-Back Land	500.00	30	100%		30
Total Acres 0.31		119,451.61 Per Acre			Land Total	37,030

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	462 Sqft	Grade C 100	Base	75,029
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1810	0	Standard	Standard	Average	Basic	75,029

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	46,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1810	96	C 100	5,109	Avg.	62%	100%	100%	3,168
(U)Basement	1810	96	C 100	1,536	Avg.	62%	100%	100%	952
Open Fr Porch	1810	35	C 100	829	Avg.	62%	100%	100%	514
Shed	1810	240	C 100	2,400	Avg.	62%	100%	100%	1,488
Shed	1810	270	E 100	2,025	Avg.	62%	100%	100%	1,256
Shed	1810	312	E 100	2,340	Avg.	62%	100%	100%	1,451
Shed	1810	49	E 100	368	Avg.	62%	100%	100%	228
Shed	1810	120	E 100	900	Avg.	62%	100%	100%	558
693 SFLA		67.13 = $/SFLA (4)				Outbuilding Total			9,615

Accpt Land 37,000 **Accepted Bldg** 56,000 **Total** 93,000

Map/Lot: R 6 25
Account: 2167 Card: 1 of 1 Location: 259 OLD ROUTE 1

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Septic SystemDrilled Well
Street	Right-Of-Way

Sale Data

Sale Date	04/26/2018
Sale Price	20,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
2.37	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	Acres-Back Land	500.00	500	100%		500
Total Acres 5.37		6,499.07 Per Acre		Land Total		34,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	896 Sqft	Grade D 100	Base	91,151
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,682
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
2015	0	Standard	Standard	Average	Basic	92,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	60%	100%	54,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2004	30	D 100	882	Avg.	90%	100%	100%	794
1,344 SFLA		40.20 = $/SFLA (4)					Outbuilding Total		794

Accpt Land	35,000	Accepted Bldg	55,000	Total	90,000

Map/Lot: R 3 33
Account: 2168 Card: 1 of 1 Location: 501 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities NoneNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.00	Acres-Road Frontage	3,000.00	21,000	100%		21,000
6.00	Acres-Back Land	500.00	3,000	100%		3,000
18.00	Acres-Wasteland/Bog	100.00	1,800	100%		1,800
Total Acres 33.00		1,387.88 Per Acre			Land Total	45,800

Accpt Land 46,000 **Accepted Bldg** 0 **Total** 46,000

Map/Lot: R15 24
Account: 2169 Card: 1 of 1 Location: 70 BURNHAM RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1995
Sale Price	37,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
60.00	Acres-Back Land	500.00	30.000	100%		30.000
2.00	Acres-Under Water	.00		100%		0
Total Acres 62.00		483.87 Per Acre		Land Total		30,000

Accpt Land 30,000 **Accepted Bldg** 0 **Total** 30,000

Neighborhood 16	River Tidal 2
Tree Growth	2000
Zoning/Use	RURAL VILLAGE BUSINESS SHORELAND BL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	11
Reference 1	TREE GROWTH 2000
Reference 2	TREE GROWTH 2000
Tran/Land/Bldg	3 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	40%		60,000
2.20	Acres-Road Frontage	3,000.00	6,600	100%		6,600
7.80	Acres-Back Land	500.00	3,900	100%		3,900
18.00	Acres-Softwood TG	337.00	6,066	100%		6,066
7.00	Acres-Hardwood TG	263.00	1,841	100%		1,841
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 37.00		2,659.65 Per Acre			Land Total	98,407

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 100	Base	103,056
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,877
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1838	0	Standard	Standard	Fair	Basic	104,933

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	56,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1838	512	C 100	27,249	Fair	54%	100%	100%	14,714
(U)Basement	1838	512	C 100	8,192	Fair	54%	100%	100%	4,424
(U)Attic	1838	512	C 100	4,608	Fair	54%	100%	100%	2,488
1.5 Barn	1838	1061	E 100	18,994	Poor	46%	100%	100%	8,737
Shed	1838	36	E 100	270	Poor	46%	100%	100%	124
Shed	1838	16	E 100	120	Poor	46%	100%	100%	55
1.5 Barn	1838	924	E 100	16,542	Poor	46%	100%	100%	7,609
1.5 Shed	1838	580	E 100	5,524	Poor	46%	100%	100%	2,541
Shed	1838	300	E 100	2,250	Poor	46%	100%	100%	1,035
1,260 SFLA		44.97 = $/SFLA (4)					Outbuilding Total		41,727

Accpt Land 98,000 **Accepted Bldg** 98,000 **Total** 196,000

Map/Lot: R 9 94- 7
Account: 2171 Card: 1 of 1 Location: 439 DEAVER RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	01/26/2007
Sale Price	200,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
135	$/LF -Water Frontage	150.00	20,250	100%		20,250
0.30	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		82,717.39 Per Acre		Land Total		190,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,044 Sqft	Grade C 100	Base	121,388
Exterior	Wood 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 Space	Basement	-4,917
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-532
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Standard	Standard	Average	Basic	122,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	96,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1986	112	C 100	5,133	Avg.	79%	100%	100%	4,055
Shed	2007	72	E 100	540	Avg.	92%	100%	100%	497
1,566 SFLA		61.79 = $/SFLA (4)				Outbuilding Total			4,552

Accpt Land 190,000 **Accepted Bldg** 101,000 **Total** 291,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Dug WellSeptic System
Street	Paved

Sale Data

Sale Date	12/11/2018
Sale Price	194,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.82	Acres-Baselot (Frct)	10,682.45	19,442	100%		19,442
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.82		19,473.63 Per Acre			Land Total	35,442

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	768 Sqft	Grade C 110	Base	137,794
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	139,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	132,869

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1950	112	C 110	6,557	Avg.	95%	100%	100%	6,229
Open Fr Porch	1950	28	C 110	729	Avg.	95%	100%	100%	693
Bay Window	1950	8	C 110	1,126	Avg.	95%	100%	100%	1,070
Entry	1950	81	C 110	3,118	Avg.	95%	100%	100%	2,962
1,536 SFLA		86.50 = $/SFLA (4)					Outbuilding Total		10,954

Accpt Land 35,000 **Accepted Bldg** 144,000 **Total** 179,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	02/03/2003
Sale Price	359,900
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Baselot (Frct)	269,135	121,111	100%		121,111
142	$/LF -Water Frontage	150.00	21,300	50%		10,650
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.45		337,246.67 Per Acre		Land Total		151,761

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	910 Sqft	Grade C 110	Base	121,786
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,034
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	Standard	Standard	Good	Basic	126,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	91,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1962	234	C 110	11,796	Good	72%	100%	100%	8,493
Gar	1978	480	C 100	11,942	Good	80%	100%	100%	9,554
Ramp	1962	48	C 100	1,080	Avg.	63%	100%	100%	680
Float	1962	80	C 100	2,940	Avg.	63%	100%	100%	1,852
1,365 SFLA		66.95 = $/SFLA (4)					Outbuilding Total		20,579

Accpt Land 152,000 **Accepted Bldg** 112,000 **Total** 264,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.13	Acres-Back Land	500.00	1,065	100%		1,065
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.13		9,943.10 Per Acre		Land Total		41,065

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,050 Sqft	Grade C 100	Base	95,218
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-357
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
1978	0	Standard	Standard	Average	Basic	94,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	69,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1978	42	C 100	1,453	Avg.	73%	100%	100%	1,061
Enclosed Fr Porch	1978	160	C 100	7,333	Avg.	73%	100%	100%	5,353
Deck	1978	160	C 100	1,440	Avg.	73%	100%	100%	1,051
Deck	1978	54	C 100	486	Avg.	73%	100%	100%	355
2 Barn	1990	384	C 100	11,693	Avg.	81%	100%	100%	9,471
Shed	2006	200	C 100	2,000	Avg.	91%	100%	100%	1,820
1,050 SFLA		65.95 = $/SFLA (4)				Outbuilding Total			19,111

Accpt Land 41,000 **Accepted Bldg** 88,000 **Total** 129,000

Map/Lot: R12 19
Account: 2175 Card: 1 of 1 Location: WARREN TOWN LINE

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
0.50	Acres-Back Land	500.00	250	100%		250
0.50	Acres-Under Water	.00		100%		0
Total Acres 3.00		10,083.33 Per Acre		Land Total		30,250

Accpt Land 30,000 **Accepted Bldg** 0 **Total** 30,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/25/2004
Sale Price	156,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.97	Acres-Baselot (Frct)	9,095.72	17,919	100%		17,919
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.97		19,248.22 Per Acre		Land Total		37,919

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,014 Sqft	Grade C 100	Base	133,455
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,643
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	138,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	113,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2005	144	C 100	1,440	Avg.	91%	100%	100%	1,310
(U)Basement	2005	476	C 100	7,616	Avg.	91%	100%	100%	6,931
2 Fr	2006	476	C 100	41,036	Avg.	91%	100%	100%	37,343
Overhang	2006	34	C 100	1,176	Avg.	91%	100%	100%	1,070
Overhang	2006	92	C 100	3,182	Avg.	91%	100%	100%	2,896
Open Fr Porch	2015	66	C 100	1,563	Avg.	97%	100%	100%	1,516
1,774 SFLA		64.21 = $/SFLA (4)				Outbuilding Total			51,066

Accpt Land	38,000	Accepted Bldg	165,000	Total	203,000

Map/Lot: R 3 49- 2
Account: 2177 Card: 1 of 1 Location: 1069 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/09/2011
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.59	Acres-Baselot (Frct)	11,742.03	18,670	100%		18,670
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.59		24,320.75 Per Acre			Land Total	38,670

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	98,804
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	98,804

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	80,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1990	190	C 100	1,710	Avg.	81%	100%	100%	1,385
Shed	1990	80	E 100	600	Fair	75%	100%	100%	450
1,092 SFLA		73.29 = $/SFLA (4)					Outbuilding Total		1,835

Accpt Land 39,000 **Accepted Bldg** 82,000 **Total** 121,000

Map/Lot: R14 19D
Account: 2178 Card: 1 of 1 Location: 1110 UNION RD

Neighborhood 2	Rural Paved 2
Tree Growth	1981
Zoning/Use	RURAL
Topography	Above Street
Utilities	None
Street	Paved

Sale Data

Sale Date	12/30/1998
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1981		
Reference 2	TREE GROWTH 1981		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.74	Acres-Softwood TG	337.00	923	100%		923
8.00	Acres-Mixed Wood TG	408.00	3,264	100%		3,264
Total Acres 10.74		389.85 Per Acre		Land Total		4,187

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1987
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.91	Acres-Road Frontage	3,000.00	2,730	100%		2,730
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.91		14,683.85 Per Acre		Land Total		42,730

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,352 Sqft	Grade C 100	Base	115,111
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,366
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Electric	Cooling	0% None	Heat	-460
Rooms	3				
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	Standard	Standard	Average	Basic	117,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	86,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1997	100	C 100	3,500	Avg.	86%	100%	100%	3,010
Open Fr Porch	1978	144	E 100	2,558	Fair	65%	100%	100%	1,663
Shed	1978	64	E 100	480	Fair	65%	100%	100%	312
1,352 SFLA		64.28 = $/SFLA (4)				Outbuilding Total			4,985

Accpt Land 43,000 **Accepted Bldg** 92,000 **Total** 135,000

Map/Lot: R 2 76
Account: 2180 Card: 1 of 1 Location: 855 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1981
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
500	$/LF -Water Frontage	150.00	75,000	70%		52,500
5.00	Acres-Water Acreage	.00		100%		0
2.60	Acres-Back Land	500.00	1,300	100%		1,300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 9.61		12,882.41 Per Acre		Land Total		123,800

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	969 Sqft	Grade B 100	Base	152,346
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1860	1984	Standard	Standard	Average	Basic	152,346

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	124,924

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1860	144	B 100	4,501	Avg.	82%	100%	100%	3,691
1.5 Fr	1860	252	B 100	22,480	Avg.	82%	100%	100%	18,434
Deck	1989	871	B 100	10,347	Avg.	80%	100%	100%	8,278
2 Barn	1860	1380	B 100	55,468	Avg.	82%	100%	100%	45,484
1.5 Shed	1860	528	E 100	5,030	Poor	46%	100%	100%	2,314
1,454 SFLA		85.92 = $/SFLA (4)				Outbuilding Total			78,201

Accpt Land 124,000 **Accepted Bldg** 203,000 **Total** 327,000

Map/Lot: R 4 32B
Account: 2181 Card: 1 of 1 Location: 258 KALERS POND RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Septic System
Street Right-Of-Way

Sale Data

Sale Date	09/01/1986
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Baselot (Frct)	47,737.12	49,169	100%		49,169
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.03		63,270.87 Per Acre		Land Total		65,169

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade SC100	Base	88,890
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,268
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	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	Standard	Standard	Average	Basic	82,332

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	64,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1985	196	C 100	8,983	Avg.	78%	100%	100%	7,007
1,512 SFLA		42.47 = $/SFLA (4)				Outbuilding Total			7,007

Accpt Land 65,000 **Accepted Bldg** 71,000 **Total** 136,000

Map/Lot: U 9 26
Account: 2182 Card: 1 of 1 Location: 108 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/01/2000
Sale Price	99,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.12	Acres-Back Land	500.00	60	100%		60
Total Acres 0.62		59,774.19 Per Acre		Land Total		37,060

Dwelling Description **Replacement Cost New**

Colonial	Two Story	780 Sqft	Grade C 110	Base	140,516
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,290
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1898	0	Standard	Standard	Average	Basic	144,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	89,780

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1898	256	C 110	14,986	Avg.	62%	100%	100%	9,291
Open Fr Porch	1898	156	C 110	4,063	Avg.	62%	100%	100%	2,519
Deck	2001	156	C 100	1,404	Avg.	88%	100%	100%	1,236
Deck	2008	192	C 100	1,728	Avg.	93%	100%	100%	1,607
1,560 SFLA		57.55 = $/SFLA (4)				Outbuilding Total			14,653

Accpt Land 37,000 **Accepted Bldg** 104,000 **Total** 141,000

Map/Lot: U 4 101
Account: 2183 Card: 1 of 1 Location: 52 MARBLE AVE

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/30/2018
Sale Price	176,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.07	Acres-Road Frontage	3,000.00	210	100%		210
Total Acres 0.57		65,280.70 Per Acre			Land Total	37,210

Dwelling Description **Replacement Cost New**

Colonial	Two Story	698 Sqft	Grade C 110	Base	131,351
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	Floor & Stairs			Attic	3,839
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	Standard	Standard	Average	Basic	137,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	85,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1900	252	C 110	23,898	Avg.	62%	100%	100%	14,817
(U)Basement	1900	252	C 110	4,435	Avg.	62%	100%	100%	2,750
Enclosed Fr Porch	2005	156	C 110	7,864	Avg.	91%	100%	100%	7,156
1 Fr	2004	280	C 110	16,392	Avg.	90%	100%	100%	14,753
Cabin	1982	236	C 100	8,897	Avg.	76%	100%	100%	6,762
1.75 Gar	1986	816	E 100	21,922	Avg.	79%	100%	100%	17,318
Deck	1998	312	C 100	2,808	Avg.	86%	100%	100%	2,415
Enclosed Fr Porch	2001	70	C 100	3,208	Avg.	88%	100%	100%	2,823
Shed	2001	50	C 100	500	Avg.	88%	100%	100%	440
Entry	2014	30	C 100	1,050	Avg.	96%	100%	100%	1,008
1,396 SFLA		60.96 = $/SFLA (4)					Outbuilding Total		70,242

Accpt Land 37,000 **Accepted Bldg** 155,000 **Total** 192,000

Name: BRAGG, WILLIAM R
BRAGG, ANDREA L

Map/Lot: R 8 44A- 1
Account: 2184 Card: 1 of 1 Location: 242 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1996
Sale Price	41,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1996 REDMAN 14 X 80
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.20	Acres-Road Frontage	3,000.00	6,600	100%		6,600
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.20		5,731.71 Per Acre			Land Total	47,000

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1996	14X76	B 100	52,288	Avg.	51%	100%	100%	26,667
MH Slab		1996	1064	C 100	3,607	Avg.	85%	100%	100%	3,066
1.75 Shed		1991	576	E 100	6,220	Avg.	82%	100%	100%	5,100
Open Shed		1991	280	E 100	1,680	Avg.	82%	100%	100%	1,378
Shed		1999	96	E 100	720	Poor	78%	100%	100%	562
Deck		1996	300	E 100	2,025	Poor	74%	100%	100%	1,498
1,064 SFLA			105.04 = $/SFLA (4)					Outbuilding Total		38,271

Accpt Land 47,000 **Accepted Bldg** 38,000 **Total** 85,000

Map/Lot: R10 3
Account: 2185 Card: 1 of 1 Location: 14 BACK COVE RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Dug WellSeptic System
Street	Paved

Sale Data

Sale Date	10/09/2014
Sale Price	55,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Baselot (Frct)	15,962.34	29,211	75%		21,908
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.83		22,900.55 Per Acre			Land Total	41,908

Accpt Land 42,000 **Accepted Bldg** 0 **Total** 42,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/26/2008
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Baselot (Frct)	64,424.80	18,683	100%		18,683
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.29		116,148.28 Per Acre		Land Total		33,683

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	634 Sqft	Grade C 110	Base	96,638
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,629
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,559
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	1997	Standard	Standard	Good	Basic	97,136

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	66,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	78	C 110	4,566	Good	68%	100%	100%	3,105
1 Fr	1900	294	C 110	17,211	Good	68%	100%	100%	11,703
(U)Basement	1900	294	C 110	5,174	Good	68%	100%	100%	3,518
Enclosed Fr Porch	1900	48	C 110	2,420	Good	68%	100%	100%	1,646
Bay Window	1900	30	C 110	4,224	Good	68%	100%	100%	2,872
Bay Window	1900	30	C 110	4,224	Good	68%	100%	100%	2,872
1 Fr	1997	400	C 100	21,288	Avg.	86%	100%	100%	18,308
(U)Basement	1997	400	C 100	6,400	Avg.	86%	100%	100%	5,504
951 SFLA		69.46 = $/SFLA (4)				Outbuilding Total			49,528

Accpt Land 34,000 **Accepted Bldg** 116,000 **Total** 150,000

Map/Lot: R 1 36
Account: 2187 Card: 1 of 1 Location: 140 BROAD COVE RD W

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1986
Sale Price	83,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
303	$/LF -Water Frontage	150.00	45,450	30%		13,635
1.28	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.78		89,120.79 Per Acre		Land Total		158,635

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 110	Base	86,331
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-287
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
1978	0	Standard	Standard	Average	Basic	86,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	62,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1984	80	E 100	600	Avg.	77%	100%	100%	462
Dock	1978	240	C 100	3,660	Avg.	73%	100%	100%	2,672
768 SFLA		81.79 = $/SFLA (4)				Outbuilding Total			3,134

Accpt Land 159,000 **Accepted Bldg** 66,000 **Total** 225,000

Map/Lot: R23 15
Account: 2188 Card: 1 of 1 Location: 1675 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/02/2005
Sale Price	72,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.80	Acres-Road Frontage	3,000.00	5,400	100%		5,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.80		11,947.37 Per Acre			Land Total	45,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 110	Base	113,549
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	Standard	Standard	Good	Basic	120,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	82,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1940	720	C 110	42,150	Good	68%	100%	100%	28,662
Bay Window	1940	12	C 110	1,690	Good	68%	100%	100%	1,149
Barn	1960	2377	E 100	33,516	Avg.	62%	100%	100%	20,780
Open Shed	1960	1176	E 100	7,056	Avg.	62%	100%	100%	4,375
Shed	1960	216	E 100	1,620	Avg.	62%	100%	100%	1,004
Shed	1960	120	E 100	900	Avg.	62%	100%	100%	558
Deck	1997	112	E 100	756	Avg.	86%	100%	100%	650
1,224 SFLA		67.08 = $/SFLA (4)					Outbuilding Total		57,178

Accpt Land 45,000 **Accepted Bldg** 139,000 **Total** 184,000

Map/Lot: R11 31- 4
Account: 2189 Card: 1 of 1 Location: 420 HENDRICKSON LN

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	08/01/1973
Sale Price	4,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	52,465.34	47,219	60%		28,331
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.90		53,701.11 Per Acre		Land Total		48,331

Dwelling Description **Replacement Cost New**

Log Home	One Story	441 Sqft	Grade SC100	Base	47,753
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-661
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2007	Standard	Standard	Average	Basic	44,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	32,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2008	80	E 100	600	Avg.	93%	100%	100%	558
441 SFLA		73.83 = $/SFLA (4)				Outbuilding Total			558

Accpt Land 48,000 **Accepted Bldg** 33,000 **Total** 81,000

Map/Lot: R16 8A
Account: 2190 Card: 1 of 1 Location: 437 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1999
Sale Price	15,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.76	Acres-Road Frontage	3,000.00	5,280	100%		5,280
1.71	Acres-Back Land	500.00	855	100%		855
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.47		11,176.42 Per Acre			Land Total	61,135

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	768 Sqft	Grade D 100	Base	105,224
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,197
Heating	100% Electric	Cooling	0% None	Heat	-439
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	78,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1978	200	D 100	7,699	Avg.	73%	100%	100%	5,620
1.75 Fr	1990	396	D 100	25,490	Avg.	81%	100%	100%	20,647
(U)Basement	1990	396	D 100	5,322	Avg.	81%	100%	100%	4,311
Coml Shop	2013	565	E 100	25,815	Avg.	96%	100%	100%	24,782
Deck	2015	360	D 100	2,722	Avg.	97%	100%	100%	2,640
Green House Hoop	2017	1360	E 100	3,734	Avg.	97%	100%	100%	3,622
1,536 SFLA		51.12 = $/SFLA (4)					Outbuilding Total		61,622

Accpt Land 61,000 **Accepted Bldg** 140,000 **Total** 201,000

Map/Lot: R 4 32-13
Account: 2191 Card: 1 of 1 Location: 240 KALERS POND RD

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Septic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1987
Sale Price	8,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Baselot (Frct)	70,509.21	41,600	110%		45,760
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.59		104,677.97 Per Acre		Land Total		61,760

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	360 Sqft	Grade SC100	Base	63,800
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,080
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
1988	0	Standard	Standard	Average	Basic	62,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	50,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	180	C 100	1,620	Avg.	86%	100%	100%	1,393
Enclosed Fr Porch	1999	90	C 100	4,125	Avg.	87%	100%	100%	3,589
720 SFLA		69.69 = $/SFLA (4)				Outbuilding Total			4,982

Accpt Land 62,000 **Accepted Bldg** 55,000 **Total** 117,000

Map/Lot: U 4 110
Account: 2192 Card: 1 of 1 Location: 15 MARBLE AVE

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/2000
Sale Price	74,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.58	Acres-Road Frontage	3,000.00	1,740	100%		1,740
Total Acres 0.83		46,674.70 Per Acre			Land Total	38,740

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	993 Sqft	Grade C 110	Base	127,779
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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
1870	0	Standard	Standard	Average	Basic	127,779

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	79,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1870	132	C 110	6,655	Avg.	62%	100%	100%	4,126
Att Gar	1870	345	C 110	7,962	Avg.	62%	100%	100%	4,936
Deck	2006	420	C 110	4,158	Avg.	91%	100%	100%	3,784
1,490 SFLA		53.17 = $/SFLA (4)					Outbuilding Total		12,846

Accpt Land 39,000 **Accepted Bldg** 92,000 **Total** 131,000

Map/Lot: R18 1
Account: 2193 Card: 1 of 1 Location: 1247 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/15/2011
Sale Price	64,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.98	Acres-Road Frontage	3,000.00	5,940	100%		5,940
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.98		11,542.71 Per Acre		Land Total		45,940

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	127,749
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	0	Standard	Standard	Fair	Basic	127,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	68,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	500	C 100	26,610	Fair	54%	100%	100%	14,369
(U)Basement	1880	500	C 100	8,000	Fair	54%	100%	100%	4,320
1 Fr	1880	225	C 100	11,974	Fair	54%	100%	100%	6,466
Deck	1880	30	C 100	270	Fair	54%	100%	100%	146
Deck	1880	70	C 100	630	Fair	54%	100%	100%	340
1.5 Gar	1880	600	E 100	14,216	Poor	46%	100%	100%	6,539
2.5 Barn	1880	1610	E 100	44,267	Poor	46%	100%	100%	20,363
Shed	1880	77	E 100	578	Poor	46%	100%	100%	266
Shed	1880	88	E 100	660	Poor	46%	100%	100%	304
1,638 SFLA		42.11 = $/SFLA (4)				Outbuilding Total			53,113

Accpt Land 46,000 **Accepted Bldg** 122,000 **Total** 168,000

Map/Lot: R18 2
Account: 2194 Card: 1 of 1 Location: 1250 WASHINGTON RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	12/01/1995
Sale Price	27,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.87	Acres-Road Frontage	3,000.00	5,610	100%		5,610
Total Acres 3.87		6,617.57 Per Acre		Land Total		25,610

Accpt Land	26,000	**Accepted Bldg**	0	**Total**	26,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/20/2015
Sale Price	221,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
27	$/LF -Water Frontage	150.00	4,050	100%		4,050
0.27	Acres-Water Acreage	.00		100%		0
3.94	Acres-Back Land	500.00	1,970	100%		1,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.21		28,344.61 Per Acre		Land Total		176,020

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	690 Sqft	Grade C 110	Base	102,509
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,861
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,693
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	108,443

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	73,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1850	350	C 110	33,191	Good	68%	100%	100%	22,570
Enclosed Fr Porch	1989	250	C 110	12,603	Good	85%	100%	100%	10,713
Deck	1989	300	C 110	2,970	Good	85%	100%	100%	2,524
Shed	1850	192	E 100	1,440	Fair	54%	100%	100%	778
Shed	1850	390	E 100	2,925	Fair	54%	100%	100%	1,580
Shed	1850	234	E 100	1,755	Fair	54%	100%	100%	948
1.5 Fr	1996	144	C 110	10,705	Avg.	85%	100%	100%	9,099
(U)Basement	1996	144	C 110	2,534	Avg.	85%	100%	100%	2,154
2 Gar	1996	784	C 110	34,755	Avg.	85%	100%	100%	29,542
1,035 SFLA		71.25 = $/SFLA (4)				Outbuilding Total			79,908

Accpt Land 176,000 **Accepted Bldg** 154,000 **Total** 330,000

Map/Lot: R17 54- 5
Account: 2196 Card: 1 of 1 Location: 44 PINE RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1991
Sale Price	85,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.08	Acres-Baselot (Frct)	13,853.73	14,962	100%		14,962
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.08		32,372.22 Per Acre		Land Total		34,962

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	832 Sqft	Grade C 100	Base	82,497
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,618
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	Standard	Standard	Average	Basic	98,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1960	96	C 100	4,400	Avg.	62%	100%	100%	2,728
Open Fr Porch	1960	24	C 100	568	Avg.	62%	100%	100%	352
Enclosed Fr Porch	1960	80	C 100	3,666	Avg.	62%	100%	100%	2,273
Open Fr Porch	1960	56	C 100	1,326	Avg.	62%	100%	100%	822
Gar	1960	600	C 100	14,928	Avg.	62%	100%	100%	9,255
(U)Basement	1960	600	C 100	9,600	Avg.	62%	100%	100%	5,952
Deck	2010	372	C 100	3,348	Avg.	94%	100%	100%	3,147
832 SFLA		73.43 = $/SFLA (4)					Outbuilding Total		24,529

Accpt Land 35,000 **Accepted Bldg** 86,000 **Total** 121,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1996
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.25	Acres-Road Frontage	3,000.00	3,750	100%		3,750
0.44	Acres-Back Land	500.00	220	100%		220
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.69		13,271.00 Per Acre		Land Total		48,970

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,456 Sqft	Grade D 100	Base	101,160
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	94,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	76,389

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1991	864	E 100	16,122	Avg.	82%	100%	100%	13,220
Open Shed	1993	504	E 100	3,024	Avg.	83%	100%	100%	2,510
Deck	1990	100	E 100	675	Avg.	81%	100%	100%	547
1 Fr	2004	616	D 100	27,539	Avg.	90%	100%	100%	24,785
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,456 SFLA		52.46 = $/SFLA (4)				Outbuilding Total			41,400

Accpt Land 49,000 **Accepted Bldg** 118,000 **Total** 167,000

Map/Lot: R20 33
Account: 2198 Card: 1 of 1 Location: 201 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/05/2001
Sale Price	79,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.22	Acres-Road Frontage	3,000.00	660	100%		660
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.22		18,315.32 Per Acre			Land Total	40,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Kier M/H	1988	14X72	A 100	53,856	Good	63%	100%	100%	33,929
MH Basement	1988	1008	C 100	16,128	Good	85%	100%	100%	13,709
Entry	1988	143	C 100	5,005	Good	85%	100%	100%	4,254
Gar	1988	576	C 100	14,331	Good	85%	100%	100%	12,181
Canopy	1988	168	C 100	1,478	Good	85%	100%	100%	1,256
Shed	1999	192	E 100	1,440	Avg.	87%	100%	100%	1,253
1,008 SFLA		109.44 = $/SFLA (4)					Outbuilding Total		66,582

Accpt Land	41,000	**Accepted Bldg**	67,000	**Total**	108,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1996
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.20	Acres-Road Frontage	3,000.00	3,600	100%		3,600
0.86	Acres-Back Land	500.00	430	100%		430
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 4.06		19,465.52 Per Acre			Land Total	79,030

Dwelling Description **Replacement Cost New**

Colonial	Two Story	864 Sqft	Grade C 100	Base	136,277
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 3/4 Bmt	Basement	-1,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1812	1987	Standard	Standard	Fair	Basic	134,653

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	72,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1812	60	C 100	3,193	Fair	54%	100%	100%	1,724
Entry	1812	224	C 100	7,840	Fair	54%	100%	100%	4,234
Store 8	1812	1502	C 100	83,256	Fair	54%	100%	100%	44,958
2nd Floor Fin	1812	1502	C 100	79,936	Fair	54%	100%	100%	43,165
Deck	1812	124	C 100	1,116	Fair	54%	100%	100%	603
Open Fr Porch	1812	32	C 100	758	Fair	54%	100%	100%	409
Gar	2010	936	C 100	23,288	Avg.	94%	100%	100%	21,891
1,728 SFLA		42.08 = $/SFLA (4)					Outbuilding Total		116,984

Accpt Land 79,000 **Accepted Bldg** 190,000 **Total** 269,000

Map/Lot: R23 51
Account: 2200 Card: 1 of 1 Location: JEFFERSON TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
50.00	Acres-Back Land	500.00	25.000	100%		25.000
Total Acres 50.00		500.00 Per Acre			Land Total	25,000

Accpt Land 25,000 **Accepted Bldg** 0 **Total** 25,000

Map/Lot: U 1 6
Account: 2201 Card: 1 of 1 Location: 583 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/2010
Sale Price	38,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Baselot (Frct)	43,889.44	33,795	50%		16,897
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.77		47,918.18 Per Acre		Land Total		36,897

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,482 Sqft	Grade C 110	Base	171,904
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	5,086
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Standard	Standard	Average	Basic	186,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	175,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2010	96	C 110	2,500	Avg.	94%	100%	100%	2,350
1.5 Fr	2010	456	C 110	33,898	Avg.	94%	100%	100%	31,864
Att Gar	2010	312	C 110	7,201	Avg.	94%	100%	100%	6,769
Deck	2010	271	C 110	2,683	Avg.	94%	100%	100%	2,522
2,223 SFLA		78.76 = $/SFLA (4)				Outbuilding Total			43,505

Accpt Land 37,000 **Accepted Bldg** 219,000 **Total** 256,000

Map/Lot: U 9 29
Account: 2202 Card: 1 of 1 Location: 126 DEPOT ST

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/19/2016
Sale Price	15,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 29
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
12.00	Acres-Back Land	500.00	6,000	100%		6,000
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 13.50		7,859.26 Per Acre		Land Total		106,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 8	1960	10248	E 75	153,796	Fair	54%	50%	100%	41,525
Basement 8	1960	10248	E 75	142,210	Fair	54%	50%	100%	38,396
1 Fr	1960	220	E 75	6,586	Fair	54%	50%	100%	1,778
Open Fr Porch	1960	48	E 75	639	Fair	54%	50%	100%	172
Open Fr Porch	1960	1500	E 75	19,980	Fair	54%	50%	100%	5,394
Gar	1992	1152	E 75	16,122	Fair	77%	50%	100%	6,207
Open Shed	1997	240	E 75	1,080	Fair	81%	50%	100%	438
Shed	2000	288	E 75	1,620	Fair	83%	50%	100%	672
								Outbuilding Total	94,582

Accpt Land 106,000 **Accepted Bldg** 95,000 **Total** 201,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	10/01/2000
Sale Price	110,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
9.56	Acres-Road Frontage	3,000.00	28,680	100%		28,680
83.44	Acres-Back Land	500.00	41,720	100%		41,720
Total Acres 95.00		1,214.74 Per Acre		Land Total		115,400

Accpt Land	115,000	**Accepted Bldg**	0	**Total**	115,000

Map/Lot: R13 10
Account: 2204 Card: 1 of 1 Location: 3533 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1987
Sale Price	280,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.37	Acres-Road Frontage	3,000.00	4,110	100%		4,110
16.52	Acres-Back Land	500.00	8,260	100%		8,260
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 19.89		5,146.81 Per Acre		Land Total		102,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1960	4250	E 75	138,346	Avg.	62%	100%	100%	85,775
Basement 8	1960	3500	C 100	86,345	Avg.	62%	100%	100%	53,534
Warehouse 14	1960	5106	E 75	87,082	Avg.	62%	100%	100%	53,991
Warehouse 14	1960	7536	E 75	128,527	Avg.	62%	100%	100%	79,687
Canopy	1960	480	E 75	2,376	Avg.	62%	100%	100%	1,473
Store 10	2003	960	E 100	41,666	Avg.	89%	100%	100%	37,083
Basement 8	2003	960	C 100	23,683	Avg.	89%	100%	100%	21,078
Deck	2003	96	E 100	648	Avg.	89%	100%	100%	577
Warehouse 14	2004	768	E 100	17,464	Avg.	90%	200%	100%	31,436
Warehouse 14	2006	368	E 100	8,368	Avg.	91%	100%	100%	7,615
								Outbuilding Total	372,249

Accpt Land 102,000 **Accepted Bldg** 372,000 **Total** 474,000

Map/Lot: U 5 11B
Account: 2205 Card: 1 of 1 Location: 1768 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1986
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.00		53,331.67 Per Acre		Land Total		159,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bank 12 Granite	1987	3500	B 100	998,290	Good	83%	100%	100%	828,581
Bank 8 Brick	1987	1860	B 100	270,661	Good	83%	100%	100%	224,649
Bank 20 Granite	1987	80	B 100	26,925	Good	83%	100%	100%	22,348
Vault Door	1987	1	B 100	62,370	Good	83%	100%	100%	51,767
Driveup	1987	688	B 100	57,396	Good	83%	100%	100%	47,639
							Outbuilding Total		1,174,984

Accpt Land 160,000 **Accepted Bldg** 1,175,000 **Total** 1,335,000

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.92	Acres-Baselot (Frct)	180,073	345,740	100%		345,740
242	$/LF -Water Frontage	350.00	84,700	100%		84,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.92		234,604.17 Per Acre		Land Total		450,440

Dwelling Description

					Replacement Cost New
Cape Cod	Two Story	1,008 Sqft	Grade B 100	Base	197,220
Exterior	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 Space	Basement	-6,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	7	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	12,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	Standard	Standard	Good	Basic	208,278

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	197,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1920	819	B 100	57,535	Good	95%	100%	100%	54,658
Shed	1920	120	B 100	1,584	Good	68%	100%	100%	1,077
Shed	1920	99	B 100	1,307	Good	68%	100%	100%	889
Pier	2007	300	A 100	25,320	Good	94%	100%	100%	23,801
Ramp	2007	96	C 100	2,160	Avg.	92%	100%	100%	1,987
Float	2007	448	C 100	16,464	Avg.	92%	100%	100%	15,147
Shed	2012	96	B 100	1,267	Good	97%	100%	100%	1,229
Sunspace	2012	264	B 100	18,557	Good	97%	100%	100%	18,000
2,016 SFLA		98.15 = $/SFLA (4)				Outbuilding Total			116,788

Accpt Land 450,000 **Accepted Bldg** 315,000 **Total** 765,000

Map/Lot: R20 13- 1
Account: 2207 Card: 1 of 1 Location: 674 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1988
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Baselot (Frct)	10,142.42	19,879	100%		19,879
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.96		20,346.43 Per Acre		Land Total		39,879

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	784 Sqft	Grade C 100	Base	126,877
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	128,302

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	102,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	110	C 100	990	Avg.	80%	100%	100%	792
Gar	1997	576	E 100	10,748	Avg.	86%	100%	100%	9,243
Shed	1997	384	E 100	2,880	Avg.	86%	100%	100%	2,477
Canopy	1997	168	E 100	1,108	Avg.	86%	100%	100%	953
Canopy	1997	465	E 100	3,069	Fair	81%	100%	100%	2,486
1 Fr	2003	192	C 100	10,218	Avg.	89%	100%	100%	9,094
Deck	2003	96	C 100	864	Avg.	89%	100%	100%	769
1,568 SFLA		65.46 = $/SFLA (4)				Outbuilding Total			25,814

Accpt Land 40,000 **Accepted Bldg** 128,000 **Total** 168,000

Map/Lot: R 2 25
Account: 2208 Card: 1 of 1 Location: 13 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2001
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.42	Acres-Baselot (Frct)	28,595.76	40,606	50%		20,303
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.42		28,382.39 Per Acre		Land Total		40,303

Dwelling Description

Cape Cod	One & 1/2 Story	320 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	53,523
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-806
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2001	Standard	Standard	Average	Basic	52,717

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	51,135

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1930	144	D 100	8,175	Avg.	97%	100%	100%	7,930
1 Fr	1930	96	D 100	4,292	Avg.	97%	100%	100%	4,163
Shed	2002	192	E 100	1,440	Avg.	89%	100%	100%	1,282
480 SFLA		106.53 = $/SFLA (4)					Outbuilding Total		13,375

Accpt Land 40,000 **Accepted Bldg** 65,000 **Total** 105,000

Map/Lot: R17 54- 4
Account: 2209 Card: 1 of 1 Location: 45 PINE RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2018
Sale Price	69,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1985 PINEGROVE 14 X 70		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		16,913.04 Per Acre		Land Total		38,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove M/H	1985	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
Deck	1987	64	C 100	576	Avg.	79%	100%	100%	455
Open Fr Porch	1987	384	C 100	9,093	Avg.	79%	100%	100%	7,183
Shed	1987	120	E 100	900	Avg.	79%	100%	100%	711
Gar	1989	750	E 100	13,995	Avg.	80%	100%	100%	11,196
Open Shed	1989	230	E 100	1,380	Avg.	80%	100%	100%	1,104
Deck	2005	96	C 100	864	Avg.	91%	100%	100%	786
924 SFLA		80.40 = $/SFLA (4)				Outbuilding Total			44,593

Accpt Land 39,000 **Accepted Bldg** 45,000 **Total** 84,000

Map/Lot: U 2 20A-25
Account: 2210 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 25

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2 1985 SKYLINE JAY 14 X 52 4-1-99
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline Jay M/H	1986	14X52	B 100	35,776	Fair	40%	100%	100%	14,310
Shed	2007	80	E 100	600	Poor	86%	100%	100%	516
Open Fr Porch	2012	80	E 100	1,420	Poor	92%	100%	100%	1,306
728 SFLA		121.71 = $/SFLA (4)				Outbuilding Total			16,132

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170

Sale Data

Sale Date	07/11/2003
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.50		19,857.14 Per Acre		Land Total		69,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	824 Sqft	Grade C 110	Base	113,119
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	915
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	2016	Standard	Standard	Average	Basic	117,136

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	105,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	2015	308	C 110	4,303	Avg.	97%	100%	100%	4,174
Shed	2015	176	C 110	1,936	Avg.	97%	100%	100%	1,878
Entry	2016	20	C 110	770	Avg.	97%	100%	100%	747
Open Fr Porch	2016	126	C 110	3,282	Avg.	97%	100%	100%	3,184
1,236 SFLA		85.29 = $/SFLA (4)					Outbuilding Total		9,983

Accpt Land	70,000	**Accepted Bldg**	115,000	**Total**	185,000

Map/Lot: R24 30
Account: 2212 Card: 1 of 1 Location: 417 STORER MOUNTAIN RD

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND RP
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/01/1989
Sale Price	138,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
50	$/LF -Water Frontage	100.00	5,000	100%		5,000
0.50	Acres-Water Acreage	.00		100%		0
0.23	Acres-Road Frontage	3,000.00	690	100%		690
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.73		31,388.28 Per Acre		Land Total		85,690

Dwelling Description **Replacement Cost New**

Colonial	Two Story	880 Sqft	Grade C 110	Base	150,187
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,885
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	Standard	Standard	Average	Basic	157,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	110,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1972	35	C 110	1,348	Avg.	70%	100%	100%	944
Shed	1972	40	C 110	440	Avg.	70%	100%	100%	308
Deck	1972	176	C 110	1,742	Avg.	70%	100%	100%	1,219
Enclosed Fr Porch	1972	160	C 110	8,066	Avg.	70%	100%	100%	5,646
(U)Basement	1972	160	C 110	2,816	Avg.	70%	100%	100%	1,971
Deck	1972	192	C 110	1,901	Avg.	70%	100%	100%	1,331
Shed	1972	96	E 100	720	Fair	60%	100%	100%	432
Shed	1972	64	E 100	480	Fair	60%	100%	100%	288
Gar	1990	672	E 100	12,539	Avg.	81%	100%	100%	10,157
Shed	2016	100	E 100	750	Avg.	97%	100%	100%	728
1,760 SFLA		62.51 = $/SFLA (4)				Outbuilding Total			23,024

Accpt Land 86,000 **Accepted Bldg** 133,000 **Total** 219,000

Map/Lot: R 2 78
Account: 2213 Card: 1 of 1 Location: 901 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/15/2013
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
0.21	Acres-Road Frontage	3,000.00	630	100%		630
0.58	Acres-Back Land	500.00	290	100%		290
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.79		18,788.53 Per Acre		Land Total		52,420

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	121,832
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Open	126,077

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	117,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2009	412	C 100	3,708	Avg.	93%	100%	100%	3,448
1,547 SFLA		75.79 = $/SFLA (4)					Outbuilding Total		3,448

Accpt Land	52,000	Accepted Bldg	121,000	Total	173,000

Map/Lot: R 1 82A
Account: 2214 Card: 1 of 1 Location: 90 THOMAS DR

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1986
Sale Price	39,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
59	$/LF -Water Frontage	150.00	8,850	100%		8,850
0.59	Acres-Water Acreage	.00		100%		0
3.38	Acres-Back Land	500.00	1,690	100%		1,690
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 5.97		31,078.73 Per Acre		Land Total		185,540

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	925 Sqft	Grade A 100	Base	236,128
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-996
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,967
Attic	None			Attic	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	Standard	Standard	Average	Basic	239,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	193,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1990	45	A 100	2,249	Avg.	81%	100%	100%	1,822
Deck	1990	368	A 100	6,988	Avg.	81%	100%	100%	5,660
1,388 SFLA		139.53 = $/SFLA (4)					Outbuilding Total		7,482

Accpt Land 186,000 **Accepted Bldg** 201,000 **Total** 387,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/10/2014
Sale Price	99,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.83	Acres-Back Land	500.00	415	100%		415
Total Acres 1.33		28,131.58 Per Acre		Land Total		37,415

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,334 Sqft	Grade C 100	Base	144,488
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	Standard	Standard	Average	Basic	151,033

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	93,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1790	40	C 100	1,833	Avg.	62%	100%	100%	1,136
Open Fr Porch	1790	100	C 100	2,368	Avg.	62%	100%	100%	1,468
Gar	1790	360	C 100	8,957	Avg.	62%	100%	100%	5,553
1.5 Shed	1790	320	C 100	4,064	Avg.	62%	100%	100%	2,520
(U)Basement	1790	320	C 100	5,120	Avg.	62%	100%	100%	3,174
2,001 SFLA		46.80 = $/SFLA (4)					Outbuilding Total		13,851

Accpt Land 37,000 **Accepted Bldg** 107,000 **Total** 144,000

Map/Lot: R 9 86
Account: 2216 Card: 1 of 1 Location: 265 DEAVER RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/16/2018
Sale Price	227,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
23	$/LF -Water Frontage	150.00	3,450	100%		3,450
0.12	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.62		239,435.48 Per Acre		Land Total		148,450

Dwelling Description **Replacement Cost New**

Log Home	One Story	1,152 Sqft	Grade C 100	Base	112,724
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-5,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1972	0	Standard	Standard	Average	Basic	107,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	75,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1972	388	C 100	3,492	Avg.	70%	100%	100%	2,444
1.5 Gar	1983	484	E 100	11,468	Avg.	77%	100%	100%	8,830
1,152 SFLA		65.20 = $/SFLA (4)				Outbuilding Total			11,274

Accpt Land 148,000 **Accepted Bldg** 86,000 **Total** 234,000

Map/Lot: R13 7B
Account: 2217 Card: 1 of 1 Location: 3220 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/26/2011
Sale Price	170,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
2.74	Acres-Back Land	500.00	1,370	100%		1,370
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Per Unit	12,000.00	24,000	100%		24,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 4.99		19,262.53 Per Acre		Land Total		96,120

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1994	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
Store 8		1996	720	E 100	29,932	Avg.	85%	100%	100%	25,442
Gar		1998	576	C 100	14,331	Avg.	86%	100%	100%	12,325
Shed		2000	112	E 100	840	Avg.	87%	100%	100%	731
Box Trailer		1980	1	C 100	500	Avg.	75%	100%	100%	375
924 SFLA			106.35 = $/SFLA (4)				Outbuilding Total			62,031

Accpt Land 96,000 **Accepted Bldg** 62,000 **Total** 158,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/2002
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
15.26	Acres-Back Land	500.00	7,630	100%		7,630
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.26		2,643.68 Per Acre		Land Total		45,630

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 110	Base	134,015
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,536
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Good	Basic	138,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	105,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1970	136	C 110	7,962	Good	76%	100%	100%	6,051
Deck	1970	200	C 110	1,980	Good	76%	100%	100%	1,505
Att Gar	1970	364	C 110	8,401	Good	76%	100%	100%	6,385
Shed	1980	600	E 100	4,500	Avg.	75%	100%	100%	3,375
Shed	1982	440	E 100	3,300	Avg.	76%	100%	100%	2,508
1,547 SFLA		68.10 = $/SFLA (4)				Outbuilding Total			19,824

Accpt Land 46,000 **Accepted Bldg** 125,000 **Total** 171,000

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1996
Sale Price	260,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
554	$/LF -Water Frontage	350.00	193,900	100%		193,900
4.20	Acres-Water Acreage	.00		100%		0
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 6.20		92,080.65 Per Acre		Land Total		570,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,333 Sqft	Grade AA100	Base	409,011
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,690
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	4	Half Baths	1	Plumbing	25,850
Attic	None			Attic	0
FirePlaces	4			Fireplace	14,750
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Good	Basic	458,301

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	407,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1997	693	AA100	92,202	Good	89%	100%	100%	82,060
(U)Basement	1997	693	AA100	27,720	Good	89%	100%	100%	24,671
(U)Attic	1997	693	AA100	15,592	Good	89%	100%	100%	13,877
1 Fr	1997	1018	AA100	135,445	Good	89%	100%	100%	120,546
(U)Basement	1997	1018	AA100	40,720	Good	89%	100%	100%	36,241
Entry	1997	36	AA100	3,150	Good	89%	100%	100%	2,804
Pier	1998	360	AA100	36,000	Good	90%	100%	100%	32,400
Ramp	1998	120	C 100	2,700	Good	90%	100%	100%	2,430
Float	1998	512	C 100	18,816	Good	90%	100%	100%	16,934
Entry	1999	144	AA100	12,600	Good	90%	100%	100%	11,340
2,333 SFLA		174.83 = $/SFLA (4)				Outbuilding Total			343,303

Accpt Land 571,000 **Accepted Bldg** 751,000 **Total** 1,322,000

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1996
Sale Price	260,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Dwelling Description

Cape Cod	One & 1/2 Story	396 Sqft	Grade A 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	147,219
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-3,935
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,867
Rooms	2				
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
1999	0	Standard	Standard	Average	Basic	145,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	126,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2008	330	AA100	20,525	Good	95%	100%	100%	19,499
Deck	2008	105	AA100	2,362	Good	95%	100%	100%	2,244
594 SFLA		212.59 = $/SFLA (4)					Outbuilding Total		21,743

Accpt Land 0 **Accepted Bldg** 148,000 **Total** 148,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	571,000	751,000	1,322,000	571,000	751,000	1,322,000
2	0	148,000	148,000	0	148,000	148,000
TOTAL	571,000	899,000	1,470,000	571,000	899,000	1,470,000

Map/Lot: R10 3A-5
Account: 2220 Card: 1 of 1 Location: 180 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1999
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	50%		21,944
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		22,795.65 Per Acre		Land Total		41,944

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fourseasons..M/H	1999	16X76	A 100	61,028	Avg.	51%	100%	100%	31,124
MH Slab	1999	1216	C 100	4,122	Avg.	87%	100%	100%	3,586
1,216 SFLA		129.44 = $/SFLA (4)				Outbuilding Total			34,710

Accpt Land 42,000 **Accepted Bldg** 35,000 **Total** 77,000

Map/Lot: R20 25B
Account: 2221 Card: 1 of 1 Location: 490 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/02/2018
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.87	Acres-Baselot (Frct)	10,481.70	19,601	100%		19,601
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.87		21,177.01 Per Acre			Land Total	39,601

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	768 Sqft	Grade C 100	Base	125,267
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,195
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	131,282

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	100%	100%	116,841

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	1994	192	E 100	2,074	Avg.	84%	100%	100%	1,742
Deck	2017	160	C 100	1,440	Avg.	97%	100%	100%	1,397
1,536 SFLA		76.07 = $/SFLA (4)					Outbuilding Total		3,139

Accpt Land	40,000	Accepted Bldg	120,000	Total	160,000

Map/Lot: R 5 11
Account: 2222 Card: 1 of 1 Location: 338 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1997
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	70%		105,000
0.12	Acres-Road Frontage	3,000.00	360	100%		360
3.88	Acres-Back Land	500.00	1,940	100%		1,940
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		21,216.67 Per Acre		Land Total		127,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	700 Sqft	Grade C 100	Base	93,987
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,565
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Average	Basic	98,372

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	60,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1890	198	C 100	9,074	Avg.	62%	100%	100%	5,626
1 Fr	1890	672	C 100	35,764	Avg.	62%	100%	100%	22,174
(U)Basement	1890	672	C 100	10,752	Avg.	62%	100%	100%	6,666
(F)Attic	1890	672	C 100	16,800	Avg.	62%	100%	100%	10,416
1.5 Barn	1890	952	E 100	17,043	Fair	54%	100%	100%	9,203
1,050 SFLA		58.09 = $/SFLA (4)				Outbuilding Total			54,085

Accpt Land 127,000 **Accepted Bldg** 115,000 **Total** 242,000

Map/Lot: R 3 48B
Account: 2223 Card: 1 of 1 Location: 290 DUCKPUDDLE RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 99		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Solar Panel	2017	240	C 100	48,000	Avg.	97%	100%	100%	46,560
							Outbuilding Total		46,560

Accpt Land	0	**Accepted Bldg**	47,000	**Total**	47,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/15/2012
Sale Price	295,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
300	$/LF -Water Frontage	150.00	45,000	100%		45,000
3.00	Acres-Water Acreage	.00		100%		0
8.00	Acres-Back Land	500.00	4,000	100%		4,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.00		16,846.15 Per Acre			Land Total	219,000

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	2,201 Sqft	Grade C 110	Base	266,199
Exterior	Wood 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	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	3	Half Baths	1	Plumbing	8,272
Attic	None			Attic	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	Standard	Standard	Average	Basic	274,471

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	189,385

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1971	24	C 110	913	Avg.	69%	100%	100%	630
1.5 Att Gar	1971	667	C 110	19,546	Avg.	69%	100%	100%	13,487
Deck	1971	616	C 110	6,098	Avg.	69%	100%	100%	4,208
Sunspace	1981	270	C 110	15,815	Avg.	75%	100%	100%	11,861
3,852 SFLA		49.17 = $/SFLA (4)					Outbuilding Total		30,186

Accpt Land 219,000 **Accepted Bldg** 220,000 **Total** 439,000

Map/Lot: R11 17
Account: 2225 Card: 1 of 1 Location: 1263 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND SP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.00		4,217.65 Per Acre			Land Total	71,700

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade E 100	Base	88,890
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,268
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Poor	Basic	86,622

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	39,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	224	E 100	3,978	Poor	46%	100%	100%	1,830
Gar	1880	440	E 100	8,210	Poor	46%	100%	100%	3,777
1,512 SFLA		26.35 = $/SFLA (4)					Outbuilding Total		5,607

Accpt Land 72,000 **Accepted Bldg** 45,000 **Total** 117,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/17/2013
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.64	Acres-Road Frontage	3,000.00	1,920	100%		1,920
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.64		15,878.79 Per Acre		Land Total		41,920

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,668 Sqft	Grade C 110	Base	146,951
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,734
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	154,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	137,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2002	40	C 110	1,042	Avg.	89%	100%	100%	927
1 Fr	2004	160	C 110	9,367	Avg.	90%	100%	100%	8,430
(U)Basement	2004	160	C 110	2,816	Avg.	90%	100%	100%	2,534
Gar	2004	624	C 110	17,078	Avg.	90%	100%	100%	15,370
Gar	2007	288	E 100	5,374	Avg.	92%	100%	100%	4,944
Deck	2016	432	C 110	4,277	Avg.	97%	100%	100%	4,149
1,668 SFLA		82.36 = $/SFLA (4)					Outbuilding Total		36,354

Accpt Land 42,000 **Accepted Bldg** 174,000 **Total** 216,000

Map/Lot: R21 18
Account: 2227 Card: 1 of 1 Location: 2575 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	10,365.58	19,695	100%		19,695
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.90		20,892.11 Per Acre		Land Total		39,695

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade D 100	Base	78,570
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	855
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-288
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	Standard	Standard	Average	Basic	79,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	53,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1968	96	E 100	720	Fair	57%	100%	100%	410
Open Shed	1968	100	E 100	600	Fair	57%	100%	100%	342
Gar	1988	528	E 100	9,853	Avg.	80%	100%	100%	7,882
Deck	1988	108	E 100	729	Avg.	80%	100%	100%	583
1,008 SFLA		52.60 = $/SFLA (4)					Outbuilding Total		9,217

Accpt Land 40,000 **Accepted Bldg** 62,000 **Total** 102,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1994
Sale Price	800
Sale Type	Land Only
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Baselot (Frct)	31,979.56	12,152	50%		6,076
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 0.38		47,568.42 Per Acre		Land Total		18,076

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	2004	14X67	D 100	32,093	Avg.	51%	100%	100%	16,367
MH Slab		2003	938	C 100	3,180	Avg.	89%	100%	100%	2,830
Deck		2003	48	C 100	432	Avg.	89%	100%	100%	384
Deck		2016	192	C 100	1,728	Avg.	97%	100%	100%	1,676
938 SFLA			73.98 = $/SFLA (4)				Outbuilding Total			21,257

Accpt Land 18,000 **Accepted Bldg** 21,000 **Total** 39,000

Map/Lot: U 9 34
Account: 2230 Card: 1 of 1 Location: 150 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/10/2004
Sale Price	36,100
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.83	Acres-Back Land	500.00	415	100%		415
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 2.83		12,514.13 Per Acre			Land Total	35,415

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,240 Sqft	Grade E 100	Base	128,258
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Crawl Space	Basement	-4,380
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,720
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Poor	Basic	120,158

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	46%	20%	100%	11,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1900	319	E 100	16,168	Poor	46%	20%	100%	1,487
Enclosed Fr Porch	1900	180	E 100	6,187	Poor	46%	20%	100%	569
2,480 SFLA		4.46 = $/SFLA (4)					Outbuilding Total		2,056

Accpt Land 35,000 **Accepted Bldg** 13,000 **Total** 48,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
39.00	Acres-Back Land	500.00	19,500	100%		19,500
Total Acres 45.00		1,144.44 Per Acre		Land Total		51,500

Accpt Land 52,000 **Accepted Bldg** 0 **Total** 52,000

Map/Lot: R14 5
Account: 2232 Card: 1 of 1 Location: 678 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Baselot (Frct)	16,476.42	16,147	100%		16,147
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.98		36,884.69 Per Acre		Land Total		36,147

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,232 Sqft	Grade C 100	Base	133,656
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	136,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	99,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1978	80	E 100	600	Fair	65%	100%	100%	390
Gar	1981	1120	C 100	27,866	Avg.	75%	100%	100%	20,900
1,848 SFLA		53.91 = $/SFLA (4)					Outbuilding Total		21,290

Accpt Land 36,000 **Accepted Bldg** 121,000 **Total** 157,000

Map/Lot: R13 23
Account: 2233 Card: 1 of 1 Location: 1541 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
38.00	Acres-Back Land	500.00	19,000	100%		19,000
4.00	Acres-Under Water	.00		100%		0
Total Acres 44.00		892.05 Per Acre		Land Total		39,250

Accpt Land 39,000 **Accepted Bldg** 0 **Total** 39,000

Map/Lot: R13 39
Account: 2234 Card: 1 of 1 Location: 447 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1988
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2016
Reference 2	FARMLAND 2016
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
12.00	Acres-Crop/Blueberry F&O	450.00	5,400	100%		5,400
10.00	Acres-Pasture F&O	350.00	3,500	100%		3,500
82.00	Acres-Mixed Wood F&O	408.00	33,456	100%		33,456
5.60	Acres-Wasteland/Bog	100.00	560	100%		560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 111.60		742.97 Per Acre			Land Total	82,916

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	600 Sqft	Grade C 100	Base	67,277
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	894
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,000
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Average	Basic	68,909

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	42,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1900	370	C 100	3,330	Avg.	62%	100%	100%	2,065
1 Fr	1900	488	C 100	25,971	Avg.	62%	100%	100%	16,102
(U)Basement	1900	488	C 100	7,808	Avg.	62%	100%	100%	4,841
1 Fr	1900	210	C 100	11,176	Avg.	62%	100%	100%	6,929
Shed	1900	154	C 100	1,540	Avg.	62%	100%	100%	955
Gar	1989	480	E 100	8,956	Avg.	80%	100%	100%	7,165
Barn	1900	1400	E 100	19,740	Poor	46%	100%	100%	9,080
2 Open Shed	1900	3248	E 100	31,570	Poor	46%	30%	100%	4,357
Shed	1900	2100	E 100	15,750	Poor	46%	100%	100%	7,245
600 SFLA		71.21 = $/SFLA (4)					Outbuilding Total		58,739

Accpt Land 83,000 **Accepted Bldg** 101,000 **Total** 184,000

Map/Lot: U13 3A
Account: 2235 Card: 1 of 1 Location: 169 CROSS ST

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND GD
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1978
Sale Price	1,800
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Baselot (Frct)	17,908.43	15,580	100%		15,580
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.87		40,896.55 Per Acre			Land Total	35,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1978	576	E 100	16,286	Fair	65%	100%	100%	10,586
(U)Basement	1978	576	E 100	6,912	Avg.	73%	100%	100%	5,046
2 Shed	1978	280	E 100	3,402	Poor	55%	50%	100%	936
Shed	1978	312	E 100	2,340	Poor	55%	50%	100%	644
Shed	1978	312	E 100	2,340	Poor	55%	50%	100%	644
2 Shed	1991	1024	E 100	12,442	Fair	76%	100%	100%	9,456
(U)Basement	1991	1024	E 100	12,288	Avg.	82%	100%	100%	10,076
Shed	2007	297	E 100	2,228	Poor	86%	50%	100%	958
							Outbuilding Total		38,346

Accpt Land 36,000 **Accepted Bldg** 38,000 **Total** 74,000

Map/Lot: R16 32B
Account: 2236 Card: 1 of 1 Location: 1220 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/01/1988
Sale Price	2,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.75	Acres-Back Land	500.00	375	100%		375
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.75		14,681.82 Per Acre		Land Total		40,375

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,120 Sqft	Grade C 100	Base	99,565
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	99,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	73,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1989	96	C 100	864	Avg.	80%	100%	100%	691
Shed	1990	96	E 100	720	Avg.	81%	100%	100%	583
1,120 SFLA		65.78 = $/SFLA (4)				Outbuilding Total			1,274

Accpt Land 40,000 **Accepted Bldg** 75,000 **Total** 115,000

Map/Lot: R16 4
Account: 2237 Card: 1 of 1 Location: 278 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1986
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
45.50	Acres-Back Land	500.00	22,750	100%		22,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 50.00		1,405.00 Per Acre			Land Total	70,250

Dwelling Description

					Replacement Cost New
Cape Cod	One & 1/2 Story	884 Sqft	Grade C 100	Base	108,643
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Standard	Standard	Fair	Basic	115,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	62,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	448	C 100	23,843	Fair	54%	100%	100%	12,875
(U)Attic	1860	448	C 100	4,032	Fair	54%	100%	100%	2,177
Entry	1860	42	C 100	1,470	Fair	54%	100%	100%	794
Deck	1860	64	C 100	576	Fair	54%	100%	100%	311
1.75 Barn	1988	576	E 100	11,694	Fair	73%	100%	100%	8,537
Shed	1988	360	E 100	2,700	Fair	73%	100%	100%	1,971
Green House Hoop	1988	240	E 100	658	Fair	73%	200%	100%	960
Shed	1988	96	E 100	720	Fair	73%	100%	100%	526
1,326 SFLA		47.20 = $/SFLA (4)					Outbuilding Total		28,151

Accpt Land 70,000 **Accepted Bldg** 91,000 **Total** 161,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/26/2105
Sale Price	148,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 10		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
83	$/LF -Water Frontage	150.00	12,450	100%		12,450
0.83	Acres-Water Acreage	.00		100%		0
3.43	Acres-Back Land	500.00	1,715	100%		1,715
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 6.26		30,218.05 Per Acre		Land Total		189,165

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base	198,114
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Standard	Standard	Average	Basic	204,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	198,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2016	40	B 100	1,848	Avg.	97%	100%	100%	1,793
Open Fr Porch	2016	180	B 100	5,626	Avg.	97%	100%	100%	5,457
Deck	2016	334	B 100	3,968	Avg.	97%	100%	100%	3,849
1.5 Gar	2016	1200	B 100	50,039	Avg.	97%	100%	100%	48,538
2,100 SFLA		94.38 = $/SFLA (4)				Outbuilding Total			59,637

Accpt Land 189,000 **Accepted Bldg** 258,000 **Total** 447,000

Map/Lot: R21 14B
Account: 2239 Card: 1 of 1 Location: 2494 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/14/2012
Sale Price	182,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Baselot (Frct)	15,912.37	16,390	100%		16,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.03		35,330.10 Per Acre		Land Total		36,390

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade C 110	Base	136,550
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	142,222

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	112,355

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1986	5	C 110	704	Avg.	79%	200%	100%	1,112
Open Fr Porch	1986	144	C 110	3,751	Avg.	79%	100%	100%	2,963
Att Gar	1986	576	C 110	13,292	Avg.	79%	100%	100%	10,501
Deck	2000	216	C 110	2,138	Avg.	87%	100%	100%	1,860
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
1,568 SFLA		71.65 = $/SFLA (4)				Outbuilding Total			16,902

Accpt Land 36,000 **Accepted Bldg** 129,000 **Total** 165,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/15/2006
Sale Price	215,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
12.66	Acres-Back Land	500.00	6,330	100%		6,330
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.16		2,517.22 Per Acre			Land Total	48,230

Dwelling Description **Replacement Cost New**

Victorian	Two Story	789 Sqft	Grade C 110	Base	141,522
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,586
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,340
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1970	Standard	Standard	Average	Basic	148,448

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	95%	100%	102,949

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1910	65	C 110	3,805	Avg.	73%	100%	100%	2,778
(U)Basement	1910	65	C 110	1,144	Avg.	73%	95%	100%	793
1 Fr	1910	40	C 110	2,342	Avg.	73%	100%	100%	1,710
Barn	1983	1104	E 100	15,566	Fair	69%	100%	100%	10,741
Cabin	1995	400	E 100	11,310	Avg.	84%	100%	100%	9,500
Open Fr Porch	2015	249	C 110	6,486	Avg.	97%	100%	100%	6,291
Deck	2015	141	C 110	1,396	Avg.	97%	100%	100%	1,354
1,578 SFLA		65.24 = $/SFLA (4)					Outbuilding Total		33,167

Accpt Land 48,000 **Accepted Bldg** 136,000 **Total** 184,000

Neighborhood 5	Residential 2
Tree Growth	1973
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/29/2016
Sale Price	46,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	TREE GROWTH 1973		
Reference 2	TREE GROWTH 1973		
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
8.50	Acres-Softwood TG	337.00	2,865	100%		2,865
21.00	Acres-Mixed Wood TG	408.00	8,568	100%		8,568
5.30	Acres-Hardwood TG	263.00	1,394	100%		1,394
0.20	Acres-Wasteland/Bog	100.00	20	100%		20
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 38.00		1,535.45 Per Acre			Land Total	58,347

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,095 Sqft	Grade C 110	Base	137,995
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,541
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1983	Standard	Standard	Good	Basic	139,620

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	94,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	300	C 110	17,563	Good	68%	100%	100%	11,943
1 Fr	1900	272	C 110	15,924	Good	68%	100%	100%	10,828
(U)Attic	1900	272	C 110	2,693	Good	68%	100%	100%	1,831
Shed	1900	304	C 110	3,344	Good	68%	100%	100%	2,274
(U)Attic	1900	304	C 110	3,010	Good	68%	100%	100%	2,047
Deck	1900	64	C 110	634	Good	68%	100%	100%	431
Sunspace	1983	468	C 110	27,413	Avg.	77%	100%	100%	21,108
1.5 Barn	1900	880	E 100	15,754	Fair	54%	100%	100%	8,507
Open Shed	1900	600	E 100	3,600	Fair	54%	100%	100%	1,944
1.5 Barn	1900	1364	E 100	24,419	Fair	54%	100%	100%	13,186
1,642 SFLA		57.82 = $/SFLA (4)					Outbuilding Total		74,099

Accpt Land	58,000	Accepted Bldg	169,000	Total	227,000

Map/Lot: R 3 39
Account: 2242 Card: 1 of 1 Location: 175 SPRAGUE RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	07/15/2016
Sale Price	68,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	20%		12,000
54.00	Acres-Back Land	500.00	27,000	100%		27,000
18.00	Acres-Landlocked/Rear	200.00	3,600	100%		3,600
35.00	Acres-Under Water	.00		100%		0
Total Acres 109.00		390.83 Per Acre		Land Total		42,600

Accpt Land 43,000 **Accepted Bldg** 0 **Total** 43,000

Neighborhood 2	Rural Paved 2
Tree Growth	2016
Zoning/Use	SHORELAND RP RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 2016
Reference 2	FARMLAND 2016
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.50	Acres-Wasteland/Bog	100.00	350	100%		350
Total Acres 9.50		5,510.53 Per Acre			Land Total	52,350

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	792 Sqft	Grade C 110	Base	111,447
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	2000	Standard	Standard	Average	Basic	113,515

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	107,839

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	195	C 110	11,416	Avg.	95%	100%	100%	10,845
(U)Basement	2000	195	C 110	3,432	Avg.	87%	100%	100%	2,986
1 Fr	1900	338	C 110	19,787	Avg.	95%	100%	100%	18,798
(U)Basement	2000	338	C 110	5,949	Avg.	87%	100%	100%	5,176
1.75 Fr	2000	384	C 110	32,369	Avg.	87%	100%	100%	28,161
Enclosed Fr Porch	2005	286	C 110	14,418	Avg.	91%	100%	100%	13,120
Open Shed	2002	140	C 100	1,120	Avg.	89%	100%	100%	997
Shed	2003	200	C 100	2,000	Avg.	89%	100%	100%	1,780
Canopy	2010	200	C 100	1,760	Avg.	94%	100%	100%	1,654
1,188 SFLA		90.77 = $/SFLA (4)				Outbuilding Total			83,517

Accpt Land	52,000	**Accepted Bldg**	191,000	**Total**	243,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 FARMLAND 2016
Reference 2 FARMLAND 2016
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
32.00	Acres-Crop/Blueberry F&O	450.00	14,400	100%		14,400
30.00	Acres-Pasture F&O	350.00	10,500	100%		10,500
1.50	acres-Orchard/Nursey Stock	650.00	975	100%		975
49.00	Acres-Softwood F&O	337.00	16,513	100%		16,513
8.80	Acres-Mixed Wood F&O	408.00	3,590	100%		3,590
34.20	Acres-Hardwood F&O	263.00	8,995	100%		8,995
Total Acres 155.50		353.52 Per Acre			Land Total	54,973

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.5 Barn	1900	1440	C 100	52,790	Avg.	62%	100%	100%	32,730
(U)Basement	1900	1440	C 100	23,040	Avg.	62%	100%	100%	14,285
Shed	1900	56	C 100	560	Avg.	62%	100%	100%	347
Deck	1983	147	C 100	1,323	Avg.	77%	100%	100%	1,019
Barn	1983	1800	C 100	33,840	Avg.	77%	100%	100%	26,057
Canopy	1983	512	C 100	4,506	Avg.	77%	100%	100%	3,470
Open Shed	1983	320	C 100	2,560	Avg.	77%	100%	100%	1,971
Shed	1983	112	C 100	1,120	Avg.	77%	100%	100%	862
Green House Framed	2000	400	C 100	7,844	Avg.	87%	100%	100%	6,824
Green House Hoop	2002	1296	C 100	4,743	Avg.	89%	100%	100%	4,221
1,188 SFLA		90.77 = $/SFLA (4)				Outbuilding Total			91,786

Accpt Land 55,000 **Accepted Bldg** 92,000 **Total** 147,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND RP RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 2016		
Reference 2	FARMLAND 2016		
Tran/Land/Bldg	1 0 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Shed	2002	120	C 100	960	Avg.	89%	100%	100%	854
Open Shed	2003	240	C 100	1,920	Avg.	89%	100%	100%	1,709
Green House Hoop	2010	256	C 100	937	Avg.	94%	100%	100%	881
Canopy	2011	100	C 100	880	Avg.	94%	100%	100%	827
1,188 SFLA		90.77 = $/SFLA (4)				Outbuilding Total			4,271

Accpt Land 0 **Accepted Bldg** 4,000 **Total** 4,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	52,000	191,000	243,000	52,000	191,000	243,000
2	55,000	92,000	147,000	55,000	92,000	147,000
3	0	4,000	4,000	0	4,000	4,000
TOTAL	107,000	287,000	394,000	107,000	287,000	394,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1986
Sale Price	60,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.45	Acres-Baselot (Frct)	11,272.13	16,345	100%		16,345
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.45		25,065.52 Per Acre		Land Total		36,345

Dwelling Description

Ranch	One Story	1,104 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Tempered Hardboard	Masonry Trim	None	Base	97,586
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-375
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	Standard	Standard	Average	Basic	97,211

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	69,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1975	64	C 100	576	Avg.	72%	100%	100%	415
Gar	1991	672	E 100	12,539	Avg.	82%	100%	100%	10,282
Swimming Pool	1993	534	C 100	18,391	Avg.	83%	60%	100%	9,159
Deck	1993	1495	C 100	13,455	Avg.	83%	100%	100%	11,168
1 Fr	2007	690	C 100	36,722	Avg.	92%	100%	100%	33,784
(U)Basement	2007	690	C 100	11,040	Avg.	92%	100%	100%	10,157
1,104 SFLA		63.40 = $/SFLA (4)					Outbuilding Total		74,965

Accpt Land 36,000 **Accepted Bldg** 145,000 **Total** 181,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1986
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
1.50	Acres-Back Land	500.00	750	100%		750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		9,050.00 Per Acre			Land Total	45,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,096 Sqft	Grade C 100	Base	125,530
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,132
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	121,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	65,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1900	24	C 100	3,072	Fair	54%	100%	100%	1,659
1.5 Gar	1998	676	E 100	16,016	Avg.	86%	100%	100%	13,774
Shed	2000	144	E 100	1,080	Avg.	87%	100%	100%	940
1,644 SFLA		39.88 = $/SFLA (4)					Outbuilding Total		16,373

Accpt Land 45,000 **Accepted Bldg** 82,000 **Total** 127,000

Map/Lot: R 1 86
Account: 2246 Card: 1 of 1 Location: 1535 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/22/2010
Sale Price	321,100
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
1.25	Acres-Road Frontage	3,000.00	3,750	100%		3,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.15	Acres-Back Land	500.00	1,075	100%		1,075
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 5.40		20,337.96 Per Acre		Land Total		109,825

Dwelling Description **Replacement Cost New**

Colonial	Two Story	588 Sqft	Grade B 100	Base	142,868
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,229
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	2010	Standard	Standard	Average	Basic	149,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	145,324

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1890	12	B 100	2,028	Avg.	97%	100%	100%	1,967
Open Fr Porch	2010	148	B 100	4,627	Avg.	94%	100%	100%	4,349
Sunspace	2010	208	B 100	14,620	Avg.	94%	100%	100%	13,743
1 Fr	2010	176	B 100	12,364	Avg.	94%	100%	100%	11,622
1 Fr	2010	323	B 100	22,691	Avg.	94%	100%	100%	21,330
Gar	1890	400	C 100	9,952	Avg.	62%	100%	100%	6,170
1.5 Barn	1890	1118	C 100	26,687	Avg.	80%	100%	100%	21,350
Shed	1890	602	C 100	6,020	Avg.	80%	100%	100%	4,816
Cabin	2010	170	B 100	8,460	Avg.	94%	100%	100%	7,952
Enclosed Fr Porch	2011	224	B 100	13,551	Avg.	94%	100%	100%	12,738
1,176 SFLA		123.57 = $/SFLA (4)				Outbuilding Total			106,037

Accpt Land 110,000 **Accepted Bldg** 251,000 **Total** 361,000

Map/Lot: R 1 88A
Account: 2247 Card: 1 of 1 Location: 1582 DUTCH NECK RD

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1965
Sale Price	8,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 15 70 0 Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
529	$/LF -Water Frontage	350.00	185,150	100%		185,150
5.29	Acres-Water Acreage	.00		100%		0
0.56	Acres-Road Frontage	3,000.00	1,680	100%		1,680
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 7.85		71,570.70 Per Acre		Land Total		561,830

Dwelling Description **Replacement Cost New**

Log Home	One Story	925 Sqft	Grade C 100	Base	106,669
Exterior	Log	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 Space	Basement	-4,357
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,850
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Average	Basic	104,187

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	67,722

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sunspace	1965	168	C 100	8,946	Avg.	65%	100%	100%	5,815
Deck	1965	264	C 100	2,376	Avg.	65%	100%	100%	1,544
Pier	1965	304	B 100	16,051	Good	73%	100%	100%	11,717
Ramp	1965	60	C 100	1,350	Avg.	65%	100%	100%	878
Float	1965	144	C 100	5,292	Avg.	65%	100%	100%	3,440
Entry	2012	56	C 100	1,960	Avg.	95%	100%	100%	1,862
1.5 Gar	2012	624	C 100	19,712	Avg.	95%	90%	100%	16,853
925 SFLA		73.21 = $/SFLA (4)				Outbuilding Total			42,109

Accpt Land 562,000 **Accepted Bldg** 110,000 **Total** 672,000

Map/Lot: U11 14
Account: 2248 Card: 1 of 1 Location: 5 MEDOMAK TERRACE ST

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/23/2017
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	102,877	20,575	100%		20,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		177,875.00 Per Acre		Land Total		35,575

Dwelling Description **Replacement Cost New**

Colonial	Two Story	999 Sqft	Grade C 110	Base	164,993
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	Floor & Stairs			Attic	5,495
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	180,790

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	122,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1850	96	C 110	950	Good	68%	100%	100%	646
Deck	1850	112	C 110	1,109	Good	68%	100%	100%	754
1 Fr	1850	476	C 110	27,866	Good	68%	100%	100%	18,949
(U)Basement	1850	476	C 110	8,378	Good	68%	100%	100%	5,697
(U)Attic	1850	476	C 110	4,712	Good	68%	100%	100%	3,204
1.5 Shed	1850	620	C 110	8,661	Good	68%	100%	100%	5,889
Shed	1850	253	C 110	2,783	Good	68%	100%	100%	1,892
Canopy	1850	88	C 110	851	Good	68%	100%	100%	579
1,998 SFLA		61.53 = $/SFLA (4)				Outbuilding Total			37,610

Accpt Land 36,000 **Accepted Bldg** 161,000 **Total** 197,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/2001
Sale Price	4,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
4.50	Acres-Back Land	500.00	2,250	100%		2,250
0.54	Acres-Wasteland/Bog	100.00	54	100%		54
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.04		6,364.20 Per Acre		Land Total		44,804

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,836 Sqft	Grade E 100	Base	108,017
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	99,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	85,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1997	576	C 100	20,632	Avg.	86%	100%	100%	17,744
Deck	1999	160	C 100	1,440	Avg.	87%	100%	100%	1,253
Deck	1999	192	C 100	1,728	Avg.	87%	100%	100%	1,503
1,836 SFLA		46.72 = $/SFLA (4)				Outbuilding Total			20,500

Accpt Land 45,000 **Accepted Bldg** 106,000 **Total** 151,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1995
Sale Price	97,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
2.35	Acres-Road Frontage	3,000.00	7,050	100%		7,050
46.65	Acres-Back Land	500.00	23,325	100%		23,325
2.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 53.00		1,629.72 Per Acre		Land Total		86,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,124 Sqft	Grade C 100	Base	126,493
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1996	Standard	Standard	Good	Basic	132,098

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	122,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1860	256	C 100	13,624	Good	93%	100%	100%	12,670
1 Fr	1860	180	C 100	9,580	Good	93%	100%	100%	8,909
Shed	1860	305	C 100	3,050	Good	93%	100%	100%	2,837
2.5 Barn	1860	672	C 100	24,636	Good	93%	100%	100%	22,911
Shed	1860	336	C 100	3,360	Good	93%	100%	100%	3,125
Shed	1860	187	C 100	1,870	Good	93%	100%	100%	1,739
1.5 Gar	1987	624	C 100	19,712	Good	84%	100%	100%	16,558
Deck	1995	156	C 100	1,404	Good	88%	100%	100%	1,236
1,686 SFLA		72.87 = $/SFLA (4)				Outbuilding Total			69,985

Accpt Land 86,000 **Accepted Bldg** 193,000 **Total** 279,000

Map/Lot: R 5 2
Account: 2251 Card: 1 of 1 Location: 180 BREMEN RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1993
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	59,377.86	29,689	70%		20,782
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		81,564.00 Per Acre		Land Total		40,782

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	660 Sqft	Grade C 110	Base	98,893
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,737
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,623
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	99,847

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1870	144	C 110	7,260	Avg.	62%	100%	100%	4,501
Deck	1870	120	C 110	1,188	Avg.	62%	100%	100%	737
1 Fr	1870	198	C 110	11,592	Avg.	62%	100%	100%	7,187
1.5 Gar	1870	460	C 110	15,984	Avg.	62%	100%	100%	9,910
Att Gar	1870	294	C 110	6,785	Avg.	62%	100%	100%	4,207
Shed	1870	204	E 100	1,530	Fair	54%	100%	100%	826
990 SFLA		62.53 = $/SFLA (4)				Outbuilding Total			27,368

Accpt Land 41,000 **Accepted Bldg** 89,000 **Total** 130,000

Map/Lot: U11 3
Account: 2252 Card: 1 of 1 Location: 67 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	04/26/2004
Sale Price	165,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.01	Acres-Road Frontage	3,000.00	3,030	100%		3,030
4.53	Acres-Back Land	500.00	2,265	100%		2,265
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.04		7,830.30 Per Acre		Land Total		47,295

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	875 Sqft	Grade C 110	Base	93,713
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,434
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	16,911
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Standard	Standard	Good	Basic	108,429

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	73,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1938	216	E 100	4,030	Avg.	62%	100%	100%	2,499
1.5 Barn	1900	952	E 100	17,043	Avg.	62%	100%	100%	10,567
Open Fr Porch	2001	490	C 110	12,764	Good	91%	100%	100%	11,615
875 SFLA		84.27 = $/SFLA (4)				Outbuilding Total			24,681

Accpt Land 47,000 **Accepted Bldg** 98,000 **Total** 145,000

Name: TRIAL, ROBERT S JR
TRIAL, ROBERT S III
Map/Lot: R 7 23
Account: 2253 Card: 1 of 1 Location: 1147 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1967
Sale Price	12,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1969 MONARCH 12 X 60		
Tran/Land/Bldg	2 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
3.60	Acres-Road Frontage	3,000.00	10,800	100%		10,800
1.40	Acres-Back Land	500.00	700	100%		700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.00		9,642.86 Per Acre			Land Total	67,500

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Monarch	M/H	1969	12X56	C 100	30,912	Poor	30%	100%	100%	9,274
Shed		1969	384	E 100	2,880	Poor	46%	100%	100%	1,325
Open Shed		1969	264	E 100	1,584	Poor	46%	100%	100%	729
Shed		1969	483	E 100	3,622	Poor	46%	100%	100%	1,666
1.5 Shed		1988	432	E 100	4,114	Avg.	80%	100%	100%	3,291
672 SFLA			123.52 = $/SFLA (4)					Outbuilding Total		16,285

Accpt Land	68,000	**Accepted Bldg**	16,000	**Total**	84,000

Map/Lot: U 2 20A-17
Account: 2254 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 17

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	08/06/2018
Sale Price	8,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1988 ASTRO 14 X 72 4-1-88		
Tran/Land/Bldg	2 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1988	14X68	C 100	40,732	Fair	40%	100%	100%	16,293
Shed		1988	96	E 100	720	Fair	73%	100%	100%	526
952 SFLA			104.31 = $/SFLA (4)					Outbuilding Total		16,819

Accpt Land	0	**Accepted Bldg**	17,000	**Total**	17,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/10/2018
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.55	Acres-Road Frontage	3,000.00	19,650	100%		19,650
1.20	Acres-Wasteland/Bog	100.00	120	100%		120
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.75		6,130.26 Per Acre			Land Total	59,770

Dwelling Description — **Replacement Cost New**

Bi Level	One Story	912 Sqft	Grade C 100	Base	87,515
Exterior	Wood 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	0
Fin. Basement Area	500 Sqft, Grade E	Basement Gar	None	Fin Bsmt	7,500
Heating	100% Electric	Cooling	0% None	Heat	-310
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
1977	0	Standard	Standard	Average	Basic	94,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	69,135

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1977	80	C 100	720	Avg.	73%	100%	100%	526
1.75 Gar	1982	672	E 100	18,053	Avg.	76%	100%	100%	13,720
Shed	1987	200	E 100	1,500	Avg.	79%	100%	100%	1,185
Enclosed Fr Porch	2006	110	C 100	5,041	Avg.	91%	100%	100%	4,587
912 SFLA		75.81 = $/SFLA (4)					Outbuilding Total		20,018

Accpt Land 60,000 **Accepted Bldg** 89,000 **Total** 149,000

Map/Lot: R11 9
Account: 2256 Card: 1 of 1 Location: 993 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/26/2018
Sale Price	67,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.75	Acres-Wasteland/Bog	100.00	75	100%		75
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.75		14,572.73 Per Acre		Land Total		40,075

Dwelling Description **Replacement Cost New**

Ranch	One Story	974 Sqft	Grade C 100	Base	90,499
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Average	Basic	90,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1940	264	C 100	2,376	Avg.	62%	100%	100%	1,473
Shed	1940	144	E 100	1,080	Poor	46%	100%	100%	497
974 SFLA		57.61 = $/SFLA (4)				Outbuilding Total			1,970

Accpt Land 40,000 **Accepted Bldg** 58,000 **Total** 98,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	03/01/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Frct)	75,774.34	17,428	100%		17,428
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.23		140,991.30 Per Acre		Land Total		32,428

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	600 Sqft	Grade C 110	Base	93,688
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
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
1800	0	Standard	Standard	Good	Basic	93,688

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	63,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	546	C 110	31,964	Good	68%	100%	100%	21,736
Enclosed Fr Porch	1800	64	C 110	3,226	Good	68%	100%	100%	2,194
Deck	1800	64	C 110	634	Good	68%	100%	100%	431
Gar	1800	480	C 110	13,136	Good	68%	100%	100%	8,932
Gar	1987	400	C 110	10,947	Good	84%	100%	100%	9,195
900 SFLA		70.79 = $/SFLA (4)				Outbuilding Total			42,488

Accpt Land 32,000 **Accepted Bldg** 106,000 **Total** 138,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/17/2002
Sale Price	90,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
5.80	Acres-Road Frontage	3,000.00	17,400	100%		17,400
98.30	Acres-Back Land	500.00	49,150	100%		49,150
2.00	# -Lot Imp Well/Sep	20,000.00	40,000	100%		40,000
Total Acres 108.10		1,401.94 Per Acre			Land Total	151,550

Dwelling Description

Modular Home	One & 1/2 Story	1,566 Sqft	Grade B 120	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	255,575
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,544
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,934
Attic	None			Attic	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	Standard	Standard	Average	Basic	270,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	261,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	2017	1008	B 120	50,440	Avg.	97%	100%	100%	48,927
Deck	2017	36	B 120	514	Avg.	97%	100%	100%	499
Entry	2017	81	B 120	4,490	Avg.	97%	100%	100%	4,355
Enclosed Fr Porch	2017	168	B 120	12,196	Avg.	97%	100%	100%	11,830
Deck	2017	100	B 120	1,426	Avg.	97%	100%	100%	1,383
Quonset Metal	2002	2640	C 100	40,524	Avg.	89%	30%	100%	10,820
2,349 SFLA		111.52 = $/SFLA (4)					Outbuilding Total		77,814

Accpt Land 152,000 **Accepted Bldg** 340,000 **Total** 492,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/13/2005
Sale Price	51,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	10,035.15	19,970	100%		19,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		20,085.43 Per Acre		Land Total		39,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1989	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
MH Slab	1996	924	C 100	3,132	Avg.	85%	100%	100%	2,662
1.75 Gar	1996	576	E 100	15,474	Avg.	85%	100%	100%	13,153
Deck	1996	288	C 100	2,592	Avg.	85%	100%	100%	2,203
Deck	1996	288	C 100	2,592	Avg.	85%	100%	100%	2,203
924 SFLA		305.32 = $/SFLA (4)				Outbuilding Total			40,383

Accpt Land 40,000 **Accepted Bldg** 40,000 **Total** 80,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/1986
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.83	Acres-Road Frontage	3,000.00	2,490	100%		2,490
0.18	Acres-Back Land	500.00	90	100%		90
Total Acres 1.26		31,412.70 Per Acre			Land Total	39,580

Dwelling Description / **Replacement Cost New**

Colonial	Two Story	1,258 Sqft	Grade B 100	Base	230,414
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,948
Rooms	10				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,963
Attic	Floor & Stairs			Attic	8,303
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	0	Standard	Standard	Good	Basic	254,502

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	173,061

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1885	27	B 100	1,897	Good	68%	100%	100%	1,290
(U)Basement	1885	27	B 100	570	Good	68%	100%	100%	388
Open Fr Porch	1885	70	B 100	2,189	Good	68%	100%	100%	1,489
Open Fr Porch	1885	70	B 100	2,189	Good	68%	100%	100%	1,489
Enclosed Fr Porch	1885	169	B 100	10,223	Good	68%	100%	100%	6,952
Deck	1885	245	B 100	2,911	Good	68%	100%	100%	1,979
1.5 Barn	1885	897	B 100	28,263	Good	68%	100%	100%	19,219
Patio	1885	352	B 100	2,249	Good	68%	100%	100%	1,529
2,516 SFLA		68.78 = $/SFLA (4)					Outbuilding Total		34,335

Accpt Land	40,000	Accepted Bldg	207,000	Total	247,000

Map/Lot: R10 3A-2
Account: 2261 Card: 1 of 1 Location: 106 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/05/2003
Sale Price	99,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	50%		21,944
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		22,795.65 Per Acre		Land Total		41,944

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,836 Sqft	Grade E 100	Base	108,017
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	99,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	85,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2004	1152	C 100	28,662	Avg.	90%	100%	100%	25,796
Deck	2006	128	C 100	1,152	Avg.	91%	100%	100%	1,048
1,836 SFLA		46.72 = $/SFLA (4)					Outbuilding Total		26,844

Accpt Land 42,000 **Accepted Bldg** 113,000 **Total** 155,000

Map/Lot: R12 34
Account: 2262 Card: 1 of 1 Location: 952 COLE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
20.00	Acres-Back Land	500.00	10,000	100%		10,000
17.00	Acres-Wasteland/Bog	100.00	1,700	100%		1,700
Total Acres 37.00		316.22 Per Acre			Land Total	11,700

Accpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/06/2005
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.75	Acres-Back Land	500.00	1,875	100%		1,875
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.75		7,282.61 Per Acre		Land Total		41,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline Homette.	1989	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
924 SFLA		114.66 = $/SFLA (4)				Outbuilding Total			20,162

Accpt Land 42,000 **Accepted Bldg** 20,000 **Total** 62,000

Map/Lot: R17 54C
Account: 2264 Card: 1 of 1 Location: 90 TEDDY BEAR LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.31	Acres-Back Land	500.00	1,655	100%		1,655
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 5.31		7,844.63 Per Acre		Land Total		41,655

Dwelling Description — Replacement Cost New

Doublewide	One Story	1,404 Sqft	Grade D 100	Base	99,287
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	702 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	12,991
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,527
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,805

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	103,668

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	57	D 100	431	Avg.	88%	100%	100%	379
Patio	2006	384	D 100	1,562	Avg.	91%	100%	100%	1,421
Deck	2006	448	D 100	3,387	Avg.	91%	100%	100%	3,082
Shed	2006	96	E 100	720	Avg.	91%	100%	100%	655
1,404 SFLA		73.84 = $/SFLA (4)					Outbuilding Total		5,537

Accpt Land 42,000 **Accepted Bldg** 109,000 **Total** 151,000

Name: CASTNER, RICHARD L
RICKERMANN, JANICE E

Map/Lot: R 7 58

Account: 2265 Card: 1 of 1 Location: 600 BURKET MILL RD

Neighborhood 3	Rural Dirt 2
Tree Growth	2002
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Reference 1	TREE GROWTH 2002
Reference 2	TREE GROWTH 2002
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Softwood TG	337.00	1,685	100%		1,685
19.00	Acres-Mixed Wood TG	408.00	7,752	100%		7,752
4.00	Acres-Hardwood TG	263.00	1,052	100%		1,052
2.81	Acres-Wasteland/Bog	100.00	281	100%		281
Total Acres 30.81		349.56 Per Acre			Land Total	10,770

Accpt Land	11,000	**Accepted Bldg**	0	**Total**	11,000

Map/Lot: R13 44C
Account: 2266 Card: 1 of 1 Location: 26 SEVERSON LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/2002
Sale Price	105,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Baselot (Frct)	15,618.33	14,213	100%		14,213
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.91		37,596.70 Per Acre		Land Total		34,213

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 110	Base	114,296
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	114,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	90,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1987	28	C 110	1,066	Avg.	79%	100%	100%	842
Entry	1987	30	C 110	1,155	Avg.	79%	100%	100%	912
Deck	1987	16	C 110	158	Avg.	79%	100%	100%	125
1,176 SFLA		76.78 = $/SFLA (4)				Outbuilding Total			1,879

Accpt Land 34,000 **Accepted Bldg** 92,000 **Total** 126,000

Map/Lot: R13 40A
Account: 2267 Card: 1 of 1 Location: 510 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1999
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		17,782.61 Per Acre		Land Total		40,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	98,593
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-359
Rooms	4				
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
1973	0	Standard	Standard	Average	Basic	98,234

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	68,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1973	80	C 110	426	Avg.	70%	100%	100%	298
Shed	1973	192	C 110	2,112	Avg.	70%	100%	100%	1,478
Patio	1973	288	C 110	1,533	Avg.	70%	100%	100%	1,073
Deck	1973	264	C 110	2,614	Avg.	70%	100%	100%	1,830
Shed	2003	240	C 110	2,640	Avg.	89%	100%	100%	2,350
Shed	1900	276	E 100	2,070	Fair	54%	100%	100%	1,118
960 SFLA		71.63 = $/SFLA (4)				Outbuilding Total			8,147

Accpt Land 41,000 **Accepted Bldg** 77,000 **Total** 118,000

Map/Lot: R 9 41C
Account: 2268 Card: 1 of 1 Location: 1133 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Dug WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	03/06/2006
Sale Price	143,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Frct)	41,643.66	34,564	100%		34,564
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.83		65,739.76 Per Acre		Land Total		54,564

Dwelling Description

				Replacement Cost New	
Ranch	One Story	384 Sqft	Grade SC100	Base	40,799
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,172
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-576
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,060
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	None	Average	Basic	43,111

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	29,747

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1971	150	SC100	5,987	Avg.	69%	100%	100%	4,131
Shed	1971	150	SC100	1,125	Avg.	69%	100%	100%	776
1 Fr	2004	168	SC100	6,706	Avg.	90%	100%	100%	6,035
Deck	2007	242	C 100	2,178	Avg.	92%	100%	100%	2,004
384 SFLA		77.47 = $/SFLA (4)				Outbuilding Total			12,946

Accpt Land 55,000 **Accepted Bldg** 43,000 **Total** 98,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1986
Sale Price	51,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
8.00	Acres-Wasteland/Bog	100.00	800	100%		800
23.65	Acres-Back Land	500.00	11,825	100%		11,825
Total Acres 43.65		1,892.90 Per Acre			Land Total	82,625

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	720 Sqft	Grade C 100	Base	106,095
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-3,391
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,877
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
1900	1999	Standard	Standard	Average	Basic	104,581

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	94,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	20	C 100	474	Avg.	90%	100%	100%	427
1 Fr	1900	144	C 100	7,664	Avg.	90%	100%	100%	6,898
1 Fr	1900	36	C 100	1,916	Avg.	90%	100%	100%	1,724
Gar	1900	528	C 100	13,137	Avg.	62%	100%	100%	8,145
1.75 Fr	1999	484	C 100	37,089	Avg.	87%	100%	100%	32,267
Deck	1999	284	C 100	2,556	Avg.	87%	100%	100%	2,224
Shed	2000	140	C 100	1,400	Avg.	87%	100%	100%	1,218
Deck	2000	162	C 100	1,458	Avg.	87%	100%	100%	1,268
Canopy	2013	336	C 100	2,957	Avg.	96%	100%	100%	2,839
1,260 SFLA		74.70 = $/SFLA (4)					Outbuilding Total		57,010

Accpt Land 83,000 **Accepted Bldg** 151,000 **Total** 234,000

Neighborhood 5	Residential 2
Tree Growth	2007
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2000
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	OPEN SPACE 2007		
Reference 2	OPEN SPACE 2007		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
7.80	Acres-Road Frontage	3,000.00	23,400	100%		23,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
15.20	Acres-Landlocked/Rear	200.00	3,040	100%		3,040
48.20	Acres-Wasteland/Bog	100.00	4,820	100%		4,820
159.80	Acres-Landlocked/Rear	200.00	31,960	25%		7,990
Total Acres 233.00		408.80 Per Acre			Land Total	95,250

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,344 Sqft	Grade B 100	Base	215,110
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	512 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,517
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,626
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Average	Basic	244,374

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	224,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2007	96	B 100	3,000	Avg.	92%	100%	100%	2,760
1 Fr	2007	256	B 100	17,984	Avg.	92%	100%	100%	16,545
(U)Basement	2007	256	B 100	5,407	Avg.	92%	100%	100%	4,974
1.5 Gar	2007	676	B 100	28,189	Avg.	92%	100%	100%	25,934
Deck	2007	312	B 100	3,707	Avg.	92%	100%	100%	3,410
Shed	2005	200	C 100	2,000	Avg.	91%	100%	100%	1,820
2,352 SFLA		95.59 = $/SFLA (4)					Outbuilding Total		55,443

Accpt Land	95,000	**Accepted Bldg**	280,000	**Total**	375,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1986
Sale Price	106,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
125	$/LF -Water Frontage	150.00	18,750	100%		18,750
1.25	Acres-Water Acreage	.00		100%		0
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
4.25	Acres-Back Land	500.00	2,125	100%		2,125
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.00		24,046.88 Per Acre		Land Total		192,375

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	506 Sqft	Grade C 110	Base	86,387
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,098
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	88,387

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	60,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1900	64	C 110	634	Good	68%	100%	100%	431
1 Fr	1900	253	C 110	14,812	Good	68%	100%	100%	10,072
1.5 Shed	1900	396	C 110	5,532	Good	68%	100%	100%	3,762
(U)Basement	1900	208	C 110	3,661	Good	68%	100%	100%	2,489
1.5 Shed	1900	520	E 100	4,953	Fair	54%	100%	100%	2,675
2 Fr	1998	416	C 110	39,450	Good	90%	100%	100%	35,505
Fireplace Double 1	1998	1	C 110	4,950	Good	90%	100%	100%	4,455
759 SFLA		79.19 = $/SFLA (4)					Outbuilding Total		59,389

Accpt Land 192,000 **Accepted Bldg** 119,000 **Total** 311,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1979
Sale Price	42,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.41	Acres-Road Frontage	3,000.00	7,230	100%		7,230
1.66	Acres-Back Land	500.00	830	100%		830
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.07		8,329.49 Per Acre		Land Total		50,560

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	660 Sqft	Grade C 110	Base	99,881
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,737
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-370
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
1880	1979	Standard	Standard	Average	Basic	96,774

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	80,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	416	C 110	24,354	Avg.	83%	100%	100%	20,214
(U)Attic	1880	416	C 110	4,118	Avg.	83%	100%	100%	3,418
Open Shed	1880	256	E 100	1,536	Avg.	62%	100%	100%	952
Deck	2007	24	C 110	238	Avg.	92%	100%	100%	219
1.5 Fr	2007	560	C 110	41,629	Avg.	92%	100%	100%	38,299
990 SFLA		81.13 = $/SFLA (4)				Outbuilding Total			63,102

Accpt Land 51,000 **Accepted Bldg** 143,000 **Total** 194,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1976
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Baselot (Frct)	17,625.77	15,687	100%		15,687
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.89		40,097.75 Per Acre		Land Total		35,687

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	97,826
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-371
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	0	Standard	Standard	Average	Basic	97,455

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	70,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1976	216	C 100	5,115	Avg.	72%	100%	100%	3,683
Shed	1900	288	E 100	2,160	Poor	46%	100%	100%	994
Gar	1997	816	C 100	20,302	Avg.	86%	100%	100%	17,460
1,092 SFLA		64.26 = $/SFLA (4)				Outbuilding Total			22,137

Accpt Land 36,000 **Accepted Bldg** 92,000 **Total** 128,000

Map/Lot: U 4 33
Account: 2274 Card: 1 of 1 Location: 225 JEFFERSON ST

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	01/01/1996
Sale Price	55,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Baselot (Frct)	245,341	22,081	100%		22,081
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.09		467,566.67 Per Acre		Land Total		42,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement 8	1930	864	C 100	21,315	Avg.	62%	100%	100%	13,215
Office 8	1930	864	C 100	61,586	Avg.	62%	100%	100%	38,183
Deck	1930	48	C 100	432	Avg.	62%	100%	100%	268
						Outbuilding Total			51,666

Accpt Land 42,000 **Accepted Bldg** 52,000 **Total** 94,000

Neighborhood 17 River Inlet 2

Zoning/Use	RESIDENTIAL SHORELAND BL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/2000
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	70%		52,500
900	$/LF -Water Frontage	150.00	135,000	70%		94,500
9.00	Acres-Water Acreage	.00		100%		0
5.70	Acres-Road Frontage	3,000.00	17,100	100%		17,100
49.90	Acres-Back Land	500.00	24,950	100%		24,950
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 72.60		2,887.74 Per Acre		Land Total		209,650

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	918 Sqft	Grade C 100	Base	111,352
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,052
Rooms	8				
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	Standard	Standard	Average	Basic	113,404

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	70,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	135	C 100	7,185	Avg.	62%	100%	100%	4,455
Barn	1880	575	C 100	10,810	Avg.	62%	100%	100%	6,702
(U)Basement	2009	575	C 100	9,200	Avg.	93%	100%	100%	8,556
(F) Gar	2009	287	C 100	14,350	Avg.	93%	100%	100%	13,346
Entry	2009	99	C 100	3,465	Avg.	93%	100%	100%	3,222
(U)Basement	2009	99	C 100	1,584	Avg.	93%	100%	100%	1,473
Sunspace	2009	290	C 100	15,442	Avg.	93%	100%	100%	14,361
Open Shed	2010	345	C 100	2,760	Avg.	94%	100%	100%	2,594
Deck	2010	284	C 100	2,556	Avg.	94%	100%	100%	2,403
Deck	2011	192	C 100	1,728	Avg.	94%	100%	100%	1,624
1,377 SFLA		51.06 = $/SFLA (4)					Outbuilding Total		58,736

Accpt Land 210,000 **Accepted Bldg** 129,000 **Total** 339,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/20/2006
Sale Price	26,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		8,300.00 Per Acre		Land Total		41,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	600 Sqft	Grade C 110	Base	107,142
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,721
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
1998	0	Standard	Standard	Average	Basic	108,863

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	93,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1985	64	E 100	480	Avg.	78%	100%	100%	374
1 Fr	1998	120	C 110	7,025	Avg.	86%	100%	100%	6,042
(U)Basement	1998	120	C 110	2,112	Avg.	86%	100%	100%	1,816
Deck	1998	160	C 110	1,584	Avg.	86%	100%	100%	1,362
Open Fr Porch	1998	300	C 110	7,814	Avg.	86%	100%	100%	6,720
1.75 Gar	2003	896	C 110	35,304	Avg.	89%	100%	100%	31,421
Open Shed	1985	128	E 100	768	Poor	62%	100%	100%	476
Deck	2003	48	C 110	475	Avg.	89%	100%	100%	423
Entry	2003	36	C 110	1,386	Avg.	89%	100%	100%	1,234
1,050 SFLA		89.16 = $/SFLA (4)				Outbuilding Total			49,868

Accpt Land 42,000 **Accepted Bldg** 143,000 **Total** 185,000

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/13/2004
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	40,612.62	40,613	70%		28,429
0.67	Acres-Wasteland/Bog	100.00	67	100%		67
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.67		29,039.52 Per Acre		Land Total		48,496

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	550 Sqft	Grade C 110	Base	102,175
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,556
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	2007	Standard	Standard	Average	Basic	102,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	62%	100%	90%	57,299

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1890	140	C 110	7,058	Avg.	62%	100%	90%	3,938
1 Fr	1890	228	C 110	13,347	Avg.	62%	100%	90%	7,448
(U)Basement	1890	228	C 110	4,013	Avg.	62%	100%	90%	2,239
(U)Attic	1890	228	C 110	2,257	Avg.	62%	100%	90%	1,259
Deck	1890	91	C 110	901	Avg.	62%	100%	90%	503
Enclosed Fr Porch	1890	60	C 110	3,025	Avg.	62%	100%	90%	1,688
962 SFLA		59.56 = $/SFLA (4)					Outbuilding Total		17,075

Accpt Land 48,000 **Accepted Bldg** 74,000 **Total** 122,000

Map/Lot: R20 49
Account: 2278 Card: 1 of 1 Location: 1270 FEYLERS CORNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
24.30	Acres-Unimprov. R/W	300.00	7,290	100%		7,290
Total Acres 24.30		300.00 Per Acre		Land Total		7,290

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1988
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
21.00	Acres-Back Land	500.00	10,500	100%		10,500
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 39.00		2,079.49 Per Acre			Land Total	81,100

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade C 110	Base	136,550
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
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
1989	0	Standard	Standard	Average	Basic	139,120

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	111,296

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1996	180	C 110	1,782	Avg.	85%	100%	100%	1,515
Open Fr Porch	1996	140	C 110	3,647	Avg.	85%	100%	100%	3,100
1 Fr	2002	144	C 110	8,430	Avg.	89%	100%	100%	7,503
(U)Basement	2002	144	C 110	2,534	Avg.	89%	100%	100%	2,255
Open Fr Porch	2002	72	C 110	1,875	Avg.	89%	100%	100%	1,669
Shed	2002	64	E 100	480	Avg.	89%	100%	100%	427
1,568 SFLA		70.98 = $/SFLA (4)					Outbuilding Total		16,469

Accpt Land 81,000 **Accepted Bldg** 128,000 **Total** 209,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/31/2018
Sale Price	132,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.06	Acres-Back Land	500.00	30	100%		30
Total Acres 0.56		66,125.00 Per Acre			Land Total	37,030

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	528 Sqft	Grade C 110	Base	99,000
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Standard	Standard	Good	Basic	101,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	68,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1910	176	C 110	10,304	Good	68%	100%	100%	7,007
1.5 Fr	1989	196	C 110	14,570	Good	85%	100%	100%	12,384
Deck	1992	240	C 110	2,376	Good	87%	100%	100%	2,067
1.5 Barn	1910	252	C 100	6,015	Fair	54%	100%	100%	3,248
Shed	1910	108	C 100	1,080	Fair	54%	100%	100%	583
Open Fr Porch	1999	96	C 110	2,501	Good	90%	100%	100%	2,251
924 SFLA		74.38 = $/SFLA (4)					Outbuilding Total		27,540

Accpt Land 37,000 **Accepted Bldg** 96,000 **Total** 133,000

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND BL
Topography	Below Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/1971
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
568	$/LF -Water Frontage	150.00	85,200	30%	Size/Shape	25,560
4.31	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 4.56		22,052.63 Per Acre		Land Total		100,560

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	374 Sqft	Grade C 100	Base	76,231
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	974
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
1900	0	Standard	Standard	Average	Basic	77,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	47,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1900	416	C 100	35,863	Avg.	62%	100%	100%	22,235
Open Fr Porch	1900	132	C 100	3,126	Avg.	62%	100%	100%	1,938
Deck	1900	92	C 100	828	Avg.	62%	100%	100%	513
Shed	2006	64	E 100	480	Avg.	91%	100%	100%	437
654 SFLA		73.19 = $/SFLA (4)					Outbuilding Total		25,123

Accpt Land 101,000 **Accepted Bldg** 73,000 **Total** 174,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	06/03/2016
Sale Price	149,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.06	Acres-Back Land	500.00	30	100%		30
Total Acres 0.56		66,125.00 Per Acre		Land Total		37,030

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	780 Sqft	Grade C 110	Base	110,395
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	113,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	77,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1935	240	C 110	6,251	Good	68%	100%	100%	4,251
Enclosed Fr Porch	1935	72	C 110	3,630	Good	68%	100%	100%	2,468
1.5 Barn	1935	750	C 100	17,902	Good	68%	100%	100%	12,173
1,170 SFLA		65.96 = $/SFLA (4)				Outbuilding Total			18,892

Accpt Land 37,000 **Accepted Bldg** 96,000 **Total** 133,000

Map/Lot: U 5 24
Account: 2283 Card: 1 of 1 Location: 110 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Above Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 03/01/1963
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
1.24	Acres-Back Land	500.00	620	100%		620
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 1.77		21,305.08 Per Acre		Land Total		37,710

Dwelling Description **Replacement Cost New**

Colonial	Two Story	747 Sqft	Grade C 110	Base	135,470
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,449
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
1910	0	Standard	Standard	Good	Basic	137,919

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	93,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1910	224	C 110	13,113	Good	68%	100%	100%	8,917
(U)Basement	1910	224	C 110	3,942	Good	68%	100%	100%	2,681
(U)Attic	1910	224	C 110	2,218	Good	68%	100%	100%	1,508
Open Fr Porch	1910	91	C 110	2,370	Good	68%	100%	100%	1,612
Bay Window	1910	24	C 110	3,379	Good	68%	100%	100%	2,298
1.5 Shed	1910	168	C 110	2,347	Good	68%	100%	100%	1,596
Shed	1910	216	E 100	1,620	Good	68%	100%	100%	1,102
Gar	1988	672	E 100	12,539	Good	85%	100%	100%	10,658
1,494 SFLA		62.77 = $/SFLA (4)					Outbuilding Total		30,372

Accpt Land 38,000 **Accepted Bldg** 124,000 **Total** 162,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	45%		19,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		21,603.26 Per Acre		Land Total		39,750

Dwelling Description

				Replacement Cost New	
Bi Level	One Story	1,144 Sqft	Grade C 110	Base	111,161
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
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
1988	0	Standard	Standard	Average	Basic	112,729

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	90,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1988	32	C 110	1,218	Avg.	80%	100%	100%	974
Overhang	1988	40	C 110	1,522	Avg.	80%	100%	100%	1,218
Deck	1988	240	C 110	2,376	Avg.	80%	100%	100%	1,901
Open Fr Porch	1988	200	C 110	5,210	Avg.	80%	100%	100%	4,168
Deck	1988	40	C 110	396	Avg.	80%	100%	100%	317
Gar	1997	672	C 100	16,719	Avg.	86%	100%	100%	14,378
1,144 SFLA		78.83 = $/SFLA (4)					Outbuilding Total		22,956

Accpt Land 40,000 **Accepted Bldg** 113,000 **Total** 153,000

Map/Lot: R17 64
Account: 2285 Card: 1 of 1 Location: 925 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1980 HALLMARK 14 X 70
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.45	Acres-Baselot (Frct)	12,524.59	18,161	100%		18,161
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.45		26,317.93 Per Acre		Land Total		38,161

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hallmark	M/H	1980	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
1 Fr		1992	168	C 100	8,941	Avg.	82%	100%	100%	7,332
Deck		1992	50	C 100	450	Avg.	82%	100%	100%	369
Gar		1989	576	C 100	14,331	Avg.	80%	100%	100%	11,465
Shed		1980	331	E 100	2,482	Avg.	75%	100%	100%	1,862
1 Fr		1998	120	C 100	6,386	Avg.	86%	100%	100%	5,492
924 SFLA			122.66 = $/SFLA (4)					Outbuilding Total		49,678

Accpt Land 38,000 **Accepted Bldg** 50,000 **Total** 88,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/10/2003
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	60%		42,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
0.83	Acres-Back Land	500.00	415	100%		415
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.37		49,295.62 Per Acre			Land Total	67,535

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1980	792	E 100	32,926	Avg.	75%	100%	100%	24,694
Shed	1995	24	E 100	180	Avg.	84%	100%	100%	151
Shed	2006	240	E 100	1,800	Avg.	91%	100%	100%	1,638
Open Fr Porch	2012	96	C 100	2,273	Avg.	95%	100%	100%	2,159
Deck	2012	30	C 100	270	Avg.	95%	100%	100%	256
							Outbuilding Total		28,898

Accpt Land 68,000 **Accepted Bldg** 29,000 **Total** 97,000

Map/Lot: U13 8
Account: 2287 Card: 1 of 1 Location: 5 CROSS ST

Neighborhood 39 Exempt Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS WELLHEAD
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 39

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Baselot (Frct)	38,513.23	20.027	45%		9,012
Total Acres 0.52		17,330.77 Per Acre			Land Total	9,012

Accpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Map/Lot: R17 50A
Account: 2288 Card: 1 of 1 Location: 1780 WINSLOWS MILLS RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	SHORELAND RP		
Topography	Below Street		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land	500	**Bldg Override**	0	**Total**	500

Map/Lot: R17 50A
Account: 2289 Card: 1 of 1 Location: 1780 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Back Land	500.00	1.000	50%		500
6.37	Acres-Under Water	.00		100%		0
Total Acres 8.37		59.74 Per Acre			Land Total	500

Accpt Land 500 **Accepted Bldg** 0 **Total** 500

Map/Lot: R17 35
Account: 2290 Card: 1 of 1 Location: NOBLEBORO TOWN LINE

Neighborhood 3	Rural Dirt 2
Tree Growth	2012
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/29/2011
Sale Price	21,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2012		
Reference 2	TREE GROWTH 2012		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Mixed Wood TG	408.00	3,672	100%		3,672
10.00	Acres-Back Land	500.00	5,000	100%		5,000
Total Acres 19.00		456.42 Per Acre		Land Total		8,672

Accpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Map/Lot: U11 29
Account: 2291 Card: 1 of 1 Location: 149 PINE ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	07/23/2007
Sale Price	76,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1964 GIBRALTOR 20 X 40
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Baselot (Frct)	48,118.80	21,172	100%		21,172
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.44		82,209.09 Per Acre			Land Total	36,172

Dwelling Description **Replacement Cost New**

Doublewide	One Story	800 Sqft	Grade E 100	Base	59,771
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1964	0	Standard	Standard	Average	Basic	59,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	38,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1992	64	C 100	2,933	Avg.	82%	100%	100%	2,405
Deck	1992	280	C 100	2,520	Avg.	82%	100%	100%	2,066
(F) Gar	1992	576	C 100	28,800	Avg.	82%	100%	100%	23,616
(U)Basement	1992	576	C 100	9,216	Avg.	82%	100%	100%	7,557
Deck	1992	50	C 100	450	Avg.	82%	100%	100%	369
Deck	1992	160	C 100	1,440	Avg.	82%	100%	100%	1,181
800 SFLA		48.56 = $/SFLA (4)					Outbuilding Total		37,194

Accpt Land 36,000 **Accepted Bldg** 76,000 **Total** 112,000

Map/Lot: R 9 16- 4
Account: 2292 Card: 1 of 1 Location: 161 ICE POND RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2001
Sale Price	275,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
124	$/LF -Water Frontage	150.00	18,600	100%		18,600
0.93	Acres-Water Acreage	.00		100%		0
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.93		71,877.13 Per Acre		Land Total		210,600

Accpt Land 211,000 **Accepted Bldg** 0 **Total** 211,000

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	50%		175,000
2.00	Acres-Baselot (Frct)	175,000	350,000	50%		175,000
800	$/LF -Water Frontage	350.00	280,000	50%		140,000
6.00	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 10.00		51,000.00 Per Acre		Land Total		510,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	944 Sqft	Grade SC100	Base	67,141
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,338
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,416
Rooms	9				
Bedrooms	6	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	None	Good	Basic	58,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	39,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1900	312	SC100	5,541	Good	68%	100%	100%	3,768
Deck	1900	186	SC100	1,256	Good	68%	100%	100%	854
Deck	1900	344	SC100	2,322	Good	68%	100%	100%	1,579
Shed	1900	96	E 100	720	Fair	54%	100%	100%	389
Open Shed	1900	96	E 100	576	Fair	54%	100%	100%	311
Pier	1999	312	C 100	12,480	Avg.	87%	100%	100%	10,858
Ramp	1999	136	C 100	3,060	Avg.	87%	100%	100%	2,662
Float	1999	200	C 100	7,350	Avg.	87%	100%	100%	6,394
944 SFLA		41.98 = $/SFLA (4)				Outbuilding Total			26,815

Accpt Land 510,000 **Accepted Bldg** 66,000 **Total** 576,000

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 4 99 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Dwelling Description — Replacement Cost New

Ranch	One Story	576 Sqft	Grade SC100	Base	49,831
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-864
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	None	Good	Basic	43,595

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	29,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1900	216	SC100	1.458	Good	68%	100%	100%	991
576 SFLA		51.47 = $/SFLA (4)					Outbuilding Total		991

Accpt Land 0 **Accepted Bldg** 31,000 **Total** 31,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	510,000	66,000	576,000	510,000	66,000	576,000
2	0	31,000	31,000	0	31,000	31,000
TOTAL	510,000	97,000	607,000	510,000	97,000	607,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1987
Sale Price	155,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.31	Acres-Road Frontage	3,000.00	12,930	100%		12,930
3.45	Acres-Back Land	500.00	1,725	100%		1,725
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.76		5,599.90 Per Acre			Land Total	54,655

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	999 Sqft	Grade C 115	Base	135,474
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-586
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,243
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,284
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1986	Standard	Standard	Good	Basic	142,415

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	128,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	630	C 115	38,558	Good	90%	100%	100%	34,702
(U)Attic	1900	630	C 115	6,520	Good	90%	100%	100%	5,868
Deck	1900	192	C 115	1,987	Good	90%	100%	100%	1,788
Sunspace	1900	225	C 115	13,778	Good	90%	100%	100%	12,400
1.5 Barn	1991	768	C 100	18,332	Avg.	82%	100%	100%	15,032
Shed	1991	96	C 100	960	Avg.	82%	100%	100%	787
Deck	1999	608	C 100	5,472	Avg.	87%	100%	100%	4,761
1,498 SFLA		85.56 = $/SFLA (4)					Outbuilding Total		75,338

Accpt Land 55,000 **Accepted Bldg** 204,000 **Total** 259,000

Map/Lot: U 4 104
Account: 2296 Card: 1 of 1 Location: 63 MARBLE AVE

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	04/23/2010
Sale Price	88,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Frct)	75,774.34	17,428	100%		17,428
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.23		140,991.30 Per Acre		Land Total		32,428

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	726 Sqft	Grade C 100	Base	121,042
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	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	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,630
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	Standard	Standard	Fair	Basic	124,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	63,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	130	C 100	6,919	Fair	54%	100%	100%	3,736
Deck	1880	48	C 100	432	Fair	54%	100%	100%	233
Deck	1880	100	C 100	900	Fair	54%	100%	100%	486
Gar	1880	320	E 100	5,972	Poor	46%	50%	100%	1,374
Deck	2005	80	C 100	720	Avg.	91%	100%	100%	655
1,452 SFLA		44.05 = $/SFLA (4)				Outbuilding Total			6,484

Accpt Land 32,000 **Accepted Bldg** 70,000 **Total** 102,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	06/12/2017
Sale Price	230,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
5.00	# -Apartment	2,000.00	10,000	100%		10,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.55		94,818.18 Per Acre			Land Total	52,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,650 Sqft	Grade E 100	Base	147,926
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1650 Sqft, Grade C	Basement Gar	None	Fin Bsmt	33,000
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	24				
Bedrooms	12	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	14,100
Attic	None			Attic	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	Standard	Standard	Fair	Basic	195,026

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	128,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1979	66	E 100	1,712	Fair	66%	100%	100%	1,130
Deck	1979	144	E 100	972	Fair	66%	100%	100%	642
Shed	1986	96	E 100	720	Avg.	79%	100%	100%	569
2,888 SFLA		44.57 = $/SFLA (4)					Outbuilding Total		2,341

Accpt Land 52,000 **Accepted Bldg** 131,000 **Total** 183,000

Map/Lot: U 9 10A
Account: 2298 Card: 1 of 1 Location: 21 WINSLOWS MILLS RD

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B SHORELAND LC
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	05/01/1994
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	80%		56,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
0.52	Acres-Road Frontage	3,000.00	1,560	100%		1,560
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.02		82,901.96 Per Acre		Land Total		84,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1988	1400	D 100	68,055	Avg.	80%	100%	100%	54,444
2nd Floor Fin	1988	1400	C 100	74,508	Avg.	80%	100%	100%	59,606
Shed	1988	64	C 100	640	Avg.	80%	100%	100%	512
Deck	1988	184	C 100	1,656	Avg.	80%	100%	100%	1,325
							Outbuilding Total		115,887

Accpt Land 85,000 **Accepted Bldg** 116,000 **Total** 201,000

Map/Lot: U 9 15A
Account: 2299 Card: 1 of 1 Location: 1530 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/01/1994
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Baselot (Frct)	310,830	49,733	100%		49,733
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.16		479,581.25 Per Acre		Land Total		76,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1974	1692	C 110	132,666	Avg.	71%	100%	100%	94,193
Basement Crawl	1974	1120	C 100	10,360	Avg.	71%	100%	100%	7,356
						Outbuilding Total			101,549

Accpt Land 77,000 **Accepted Bldg** 102,000 **Total** 179,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1983
Sale Price	8,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Baselot (Frct)	14,821.34	16,896	100%		16,896
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.14		42,891.23 Per Acre		Land Total		48,896

Dwelling Description **Replacement Cost New**

Ranch	One Story	957 Sqft	Grade C 100	Base	90,337
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-7,216
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Average	Basic	83,121

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	51,535

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1986	144	E 100	1,080	Avg.	79%	100%	100%	853
2 Gar	1987	384	E 100	11,606	Avg.	79%	100%	100%	9,169
Deck	2006	40	C 100	360	Avg.	91%	100%	100%	328
Deck	2006	168	C 100	1,512	Avg.	91%	100%	100%	1,376
Deck	2006	21	C 100	189	Avg.	91%	100%	100%	172
Deck	2006	160	C 100	1,440	Avg.	91%	100%	100%	1,310
Cover-It	2011	240	E 100	360	Avg.	94%	300%	100%	1,014
957 SFLA		53.85 = $/SFLA (4)					Outbuilding Total		14,222

Accpt Land 49,000 **Accepted Bldg** 66,000 **Total** 115,000

Map/Lot: R23 9A-13
Account: 2301 Card: 1 of 1 Location: 99 DEER RUN LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/13/2004
Sale Price	135,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.07	Acres-Road Frontage	3,000.00	9,210	100%		9,210
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.07		9,311.64 Per Acre		Land Total		47,210

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	108,261
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,370
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
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
1992	2003	Standard	Standard	Average	Basic	103,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	85,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	384	C 110	3,802	Avg.	87%	100%	100%	3,308
Gar	2015	672	C 110	18,391	Avg.	97%	100%	100%	17,839
1,152 SFLA		74.00 = $/SFLA (4)				Outbuilding Total			21,147

Accpt Land 47,000 **Accepted Bldg** 106,000 **Total** 153,000

Map/Lot: U 4 125
Account: 2302 Card: 1 of 1 Location: 916 MAIN ST

Neighborhood 38 Exempt Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/07/2006
Sale Price	95,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 38

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.65		81,846.15 Per Acre		Land Total		53,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Theatre 20	1936	4348	B 100	592,417	Good	68%	100%	100%	402,844
Office 8	1936	846	B 100	79,600	Good	68%	100%	100%	54,128
Basement 8 F	1936	846	B 100	57,266	Good	68%	100%	100%	38,941
Open Fr Porch	1936	68	B 100	2,125	Good	68%	100%	100%	1,445
Theatre Seating	1986	300	B 100	205,920	Good	82%	100%	100%	168,854
Office 8	2001	468	B 100	44,034	Good	90%	100%	100%	39,631
Basement 8 F	2001	468	B 100	31,679	Good	90%	100%	100%	28,511
Office 8	2001	288	B 100	27,098	Good	90%	100%	100%	24,388
Open Fr Porch	2001	464	B 100	14,504	Good	91%	100%	100%	13,199
						Outbuilding Total			771,941

Accpt Land 53,000 **Accepted Bldg** 772,000 **Total** 825,000

Map/Lot: U10 27
Account: 2303 Card: 1 of 1 Location: 110 KALERS CORNER ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND GD
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/01/1992
Sale Price	117,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.15	Acres-Road Frontage	3,000.00	450	100%		450
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.65		99,153.85 Per Acre		Land Total		64,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 12	1945	8243	D 100	334,989	Poor	46%	20%	100%	30,819
Open Fr Porch	1945	40	D 100	795	Fair	54%	200%	100%	858
Forest Park M/H	1987	14X60	B 100	41,280	Poor	30%	100%	100%	12,384
Box Trailer	2000	2	C 100	1,000	Avg.	87%	100%	100%	870
840 SFLA		116.23 = $/SFLA (4)				Outbuilding Total			44,931

Accpt Land 64,000 **Accepted Bldg** 45,000 **Total** 109,000

Map/Lot: U 3 20
Account: 2304 Card: 1 of 1 Location: 126 FRIENDSHIP RD

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE SHORELAND LR
Topography	Above Street
Utilities	Public Water
Street	Paved
	9

Sale Data

Sale Date	11/01/1999
Sale Price	246,400
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1			
Reference 2			
Tran/Land/Bldg	9 9 9		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 0 0	Land Schedule	24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
30.50	Acres-Back Land	500.00	15,250	100%		15,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	75%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 31.00		2,491.94 Per Acre		Land Total		77,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
500,000 Water	2003	1	C 100	600,000	Good	91%	100%	100%	546,000
Shed	2003	81	A 100	1,709	Good	92%	100%	100%	1,572
Fencing	2003	356	A 100	10,742	Good	91%	100%	100%	9,775
						Outbuilding Total			557,347

Accpt Land 77,000 **Accepted Bldg** 557,000 **Total** 634,000

Map/Lot: R16 28B
Account: 2305 Card: 1 of 1 Location: 687 DEPOT ST

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1999
Sale Price	246,400
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Back Land	500.00	980	100%		980
Total Acres 1.96		500.00 Per Acre		Land Total		980

Accpt Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: U11 2
Account: 2306 Card: 1 of 1 Location: 81 BREMEN RD

Neighborhood 24 Exempt village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public Water
Street Paved

Sale Data

Sale Date	11/01/1999
Sale Price	246,400
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Baselot (Frct)	97,689.46	15,630	20%		3,126
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	75%		11,250
Total Acres 0.16		89,850.00 Per Acre		Land Total		14,376

Accpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

Map/Lot: U 2 24
Account: 2307 Card: 1 of 1 Location: 90 STAHL FARM RD

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public Water
Street	Right-Of-Way

Sale Data

Sale Date	11/01/1999
Sale Price	246,400
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
11.50	Acres-Back Land	500.00	5,750	100%		5,750
Total Acres 12.00		2,312.50 Per Acre		Land Total		27,750

Accpt Land 28,000 **Accepted Bldg** 0 **Total** 28,000

Map/Lot: R15 67
Account: 2308 Card: 1 of 1 Location: 177 QUARRY HILL RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Public Water
Street	Paved

Sale Data

Sale Date	11/01/1999
Sale Price	246,400
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
309.00	Acres-Back Land	500.00	154,500	100%		154,500
Total Acres 321.00		637.07 Per Acre			Land Total	204,500

Accpt Land 205,000 **Accepted Bldg** 0 **Total** 205,000

Map/Lot: U 5 9
Account: 2309 Card: 1 of 1 Location: 2 ELM ST

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved
	9

Sale Data

Sale Date	11/01/1999
Sale Price	246,400
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 9
X Coordinate	0
Y Coordinate	0
Exemption(s)	2 0 0
Land Schedule	24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Baselot (Frct)	126,986	13,968	80%		11,175
Total Acres 0.11		101,590.91 Per Acre			Land Total	11,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	264	C 100	2,640	Avg.	62%	100%	100%	1,637
							Outbuilding Total		1,637

Accpt Land	11,000	**Accepted Bldg**	2,000	**Total**	13,000

Map/Lot: R 4 15B
Account: 2310 Card: 1 of 1 Location: 818 ATLANTIC HWY

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled Well
Street	Right-Of-Way
	9
	9912
Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	2 0 0
Land Schedule	21

Sale Data

Sale Date	11/01/1999
Sale Price	246,400
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	60%		27,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 2.00		18,500.00 Per Acre		Land Total		37,000

Accpt Land	37,000	**Accepted Bldg**	0	**Total**	37,000

Map/Lot: U 4 79A
Account: 2311 Card: 1 of 3 Location: WALDOBOROUGH VLG APT

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1980
Sale Price	43,650
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 20
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.87	Acres-Baselot (Frct)	32,175.99	60,169	216%		129,965
17.00	# -Apartment	2,000.00	34,000	100%		34,000
3.00	# -Lot Imp PW/PS...	15,000.00	45,000	100%		45,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.87		114,419.79 Per Acre		Land Total		213,965

Dwelling Description **Replacement Cost New**

Colonial	Two Story	3,568 Sqft	Grade C 110	Base	459,822
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-29,593
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,669
Rooms	31				
Bedrooms	15	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	28,952
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Average	Basic	456,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	342,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1981	40	C 110	1,042	Avg.	75%	100%	100%	782
Open Fr Porch	1981	40	C 110	1,042	Avg.	75%	100%	100%	782
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
7,136 SFLA		47.98 = $/SFLA (4)				Outbuilding Total			3,148

Accpt Land 214,000 **Accepted Bldg** 346,000 **Total** 560,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1980
Sale Price	43,650
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 20
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Dwelling Description

Colonial	Two Story	3,568 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	459,822
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-29,593
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,669
Rooms	31				
Bedrooms	15	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	28,952
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Average	Basic	456,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	342,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1981	40	C 110	1,042	Avg.	75%	100%	100%	782
Open Fr Porch	1981	40	C 110	1,042	Avg.	75%	100%	100%	782
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
7,136 SFLA		47.98 = $/SFLA (4)					Outbuilding Total		3,148

Accpt Land 0 **Accepted Bldg** 346,000 **Total** 346,000

Map/Lot: U 4 79A
Account: 2311 Card: 3 of 3 Location: WALDOBOROUGH VLG APT

Neighborhood 18	Hist Vill .25
Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/01/1980
Sale Price	43,650
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	6 5 20		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	18

Dwelling Description

Colonial	Two Story	1,970 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	276,819
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-16,339
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,474
Rooms	18				
Bedrooms	10	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	12,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	Standard	Average	Basic	271,414

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	203,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1981	40	C 110	1,042	Avg.	75%	100%	100%	782
Overhang	1981	13	C 110	495	Avg.	75%	100%	100%	371
Overhang	1981	13	C 110	495	Avg.	75%	100%	100%	371
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
Shed	1981	48	C 110	528	Avg.	75%	100%	100%	396
Laundry Bldg	1981	392	C 110	26,083	Avg.	75%	100%	100%	19,562
3,940 SFLA		51.66 = $/SFLA (4)					Outbuilding Total		21,878

Accpt Land 0 **Accepted Bldg** 225,000 **Total** 225,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	214,000	346,000	560,000	214,000	346,000	560,000
2	0	346,000	346,000	0	346,000	346,000
3	0	225,000	225,000	0	225,000	225,000
TOTAL	214,000	917,000	1,131,000	214,000	917,000	1,131,000

Map/Lot: R10 9A
Account: 2312 Card: 1 of 1 Location: 2886 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Baselot (Frct)	57,004.67	30,212	50%		15,106
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.53		66,237.74 Per Acre		Land Total		35,106

Dwelling Description

					Replacement Cost New
Bi Level	One Story	1,120 Sqft	Grade C 100	Base	100,560
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-381
Rooms	4				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	102,999

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	80,339

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1985	48	C 100	432	Avg.	78%	100%	100%	337
Entry	1985	70	C 100	2,450	Avg.	78%	100%	100%	1,911
1,120 SFLA		71.73 = $/SFLA (4)					Outbuilding Total		2,248

Accpt Land 35,000 **Accepted Bldg** 83,000 **Total** 118,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Baselot (Frct)	23,868.56	24,585	75%		18,438
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.03		37,318.45 Per Acre		Land Total		38,438

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,260 Sqft	Grade C 110	Base	119,084
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,065
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	Standard	Standard	Average	Basic	128,349

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	83,427

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1964	66	C 110	2,541	Avg.	65%	100%	100%	1,652
Enclosed Fr Porch	1964	176	C 110	8,873	Avg.	65%	100%	100%	5,767
Patio	1964	88	C 110	469	Avg.	65%	100%	100%	305
Gar	1964	600	C 110	16,421	Avg.	65%	100%	100%	10,674
1,260 SFLA		66.21 = $/SFLA (4)					Outbuilding Total		18,398

Accpt Land 38,000 **Accepted Bldg** 102,000 **Total** 140,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved
171

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.50	Acres-Back Land	500.00	750	100%		750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.50		8,500.00 Per Acre			Land Total	46,750

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	1,320 Sqft	Grade C 110	Base	178,673
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	183,843

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	145,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1987	192	E 100	1,440	Fair	72%	100%	100%	1,037
Deck	2006	700	C 110	6,930	Avg.	91%	100%	100%	6,306
2,310 SFLA		62.87 = $/SFLA (4)				Outbuilding Total			7,343

Accpt Land 47,000 **Accepted Bldg** 153,000 **Total** 200,000

Map/Lot: U 5 31A
Account: 2315 Card: 1 of 1 Location: 41 PHILBROOK LN

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1986
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	80%		17,600
3.57	Acres-Back Land	500.00	1,785	100%		1,785
Total Acres 4.07		4,762.90 Per Acre			Land Total	19,385

Accpt Land	19,000	**Accepted Bldg**	0	**Total**	19,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	01/22/2018
Sale Price	132,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.43	Acres-Road Frontage	3,000.00	1,290	100%		1,290
Total Acres 0.68		59,250.00 Per Acre		Land Total		40,290

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	999 Sqft	Grade C 110	Base	129,399
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,143
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Average	Basic	133,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1850	476	C 110	35,385	Avg.	62%	100%	100%	21,939
Sunspace	1999	220	C 100	11,715	Avg.	87%	100%	100%	10,192
Deck	1990	240	C 100	2,160	Avg.	81%	100%	100%	1,750
Canopy	1990	144	C 100	1,267	Avg.	81%	100%	100%	1,026
Shed	1990	144	E 100	1,080	Avg.	81%	100%	100%	875
1,498 SFLA		55.25 = $/SFLA (4)				Outbuilding Total			35,782

Accpt Land 40,000 **Accepted Bldg** 119,000 **Total** 159,000

Map/Lot: R15 23
Account: 2317 Card: 1 of 1 Location: 68 BURNHAM RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
6.00	Acres-Back Land	500.00	3,000	100%		3,000
1.50	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.50		4,074.07 Per Acre			Land Total	55,000

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	525 Sqft	Grade C 100	Base	63,242
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-1,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	18,454
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1827	0	Standard	Standard	Average	Basic	79,717

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	49,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1827	276	C 100	14,689	Avg.	62%	100%	100%	9,107
Shed	1827	156	C 100	1,560	Avg.	62%	100%	100%	967
Deck	1827	295	C 100	2,655	Avg.	62%	100%	100%	1,646
2.75 Barn	1827	1520	E 100	45,212	Poor	46%	100%	100%	20,798
Shed	1827	600	E 100	4,500	Poor	46%	100%	100%	2,070
Shed	1827	36	E 100	270	Poor	46%	100%	100%	124
525 SFLA		94.14 = $/SFLA (4)					Outbuilding Total		34,712

Accpt Land 55,000 **Accepted Bldg** 84,000 **Total** 139,000

Map/Lot: R 9 31
Account: 2318 Card: 1 of 1 Location: 909 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Baselot (Frct)	76,217.71	26,676	50%		13,338
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.35		95,251.43 Per Acre		Land Total		33,338

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade D 100	Base	75,289
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-6,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Average	Basic	69,209

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	42,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1950	32	D 100	242	Avg.	62%	100%	100%	150
Gar	1950	400	E 100	7,464	Fair	54%	100%	100%	4,031
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
960 SFLA		44.70 = $/SFLA (4)				Outbuilding Total			4,519

Accpt Land 33,000 **Accepted Bldg** 47,000 **Total** 80,000

Map/Lot: R 1 55
Account: 2319 Card: 1 of 1 Location: 1037 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 23 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
40	$/LF -Water Frontage	150.00	6,000	100%		6,000
0.40	Acres-Water Acreage	.00		100%		0
3.60	Acres-Back Land	500.00	1,800	100%		1,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		17,133.33 Per Acre		Land Total		102,800

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	650 Sqft	Grade C 110	Base	98,026
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,598
Rooms	8				
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
1911	0	Standard	Standard	Good	Basic	99,624

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	67,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1911	85	C 110	2,214	Good	68%	100%	100%	1,506
1.5 Fr	1911	286	C 110	21,261	Good	68%	100%	100%	14,457
1.5 Shed	1911	312	C 110	4,358	Good	68%	100%	100%	2,963
Shed	1911	25	C 110	275	Good	68%	100%	100%	187
Shed	1911	198	E 100	1,485	Poor	46%	100%	100%	683
Shed	1911	288	E 100	2,160	Poor	46%	100%	100%	994
1.5 Barn	1911	775	E 100	13,874	Poor	46%	100%	100%	6,382
Shed	1911	300	E 100	2,250	Poor	46%	100%	100%	1,035
975 SFLA		69.48 = $/SFLA (4)					Outbuilding Total		28,207

Accpt Land 103,000 **Accepted Bldg** 96,000 **Total** 199,000

Map/Lot: R 1 53-1
Account: 2320 Card: 1 of 1 Location: 982 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
24	$/LF -Water Frontage	150.00	3,600	100%		3,600
0.24	Acres-Water Acreage	.00		100%		0
1.19	Acres-Back Land	500.00	595	100%		595
Total Acres 3.43		44,954.81 Per Acre		Land Total		154,195

Dwelling Description

					Replacement Cost New
Ranch	One Story	432 Sqft	Grade SC75	Base	32,293
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-486
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	None	None	Poor	Basic	28,389

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	46%	20%	100%	2,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1967	120	E 100	900	Poor	46%	20%	100%	83
432 SFLA		6.05 = $/SFLA (4)					Outbuilding Total		83

Accpt Land 154,000 **Accepted Bldg** 3,000 **Total** 157,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Baselot (Frct)	33,348.03	38,017	45%		17,108
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.14		32,550.88 Per Acre		Land Total		37,108

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	972 Sqft	Grade C 100	Base	131,000
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,534
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	135,414

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	93,436

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Overhang	1971	36	C 100	2,017	Avg.	69%	100%	100%	1,392
Deck	1971	50	C 100	450	Avg.	69%	100%	100%	310
Box Trailer	1980	1	C 100	500	Fair	67%	100%	100%	335
1,701 SFLA		54.93 = $/SFLA (4)					Outbuilding Total		2,037

Accpt Land 37,000 **Accepted Bldg** 95,000 **Total** 132,000

Map/Lot: R 8 51
Account: 2322 Card: 1 of 1 Location: 2654 FRIENDSHIP RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
17.00	Acres-Back Land	500.00	8,500	100%		8,500
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		2,555.00 Per Acre			Land Total	51,100

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	948 Sqft	Grade C 110	Base	125,115
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	125,115

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	77,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1860	496	C 110	6,929	Avg.	62%	100%	100%	4,296
Deck	1989	264	C 110	2,614	Avg.	80%	100%	100%	2,091
1,422 SFLA		54.55 = $/SFLA (4)					Outbuilding Total		6,387

Accpt Land 51,000 **Accepted Bldg** 84,000 **Total** 135,000

Map/Lot: R11 4A
Account: 2323 Card: 1 of 1 Location: 670 FINNTOWN RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
Total Acres 2.05		17,146.34 Per Acre		Land Total		35,150

Accpt Land 35,000 **Accepted Bldg** 0 **Total** 35,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2014		
Reference 2	FARMLAND 2014		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	60,918.93	60,919	100%		60,919
1.00	Acres-Crop/Blueberry F&O	450.00	450	100%		450
6.00	Acres-Pasture F&O	350.00	2,100	100%		2,100
1.00	acres-Orchard/Nursey Stock	650.00	650	100%		650
10.00	Acres-Softwood F&O	337.00	3,370	100%		3,370
3.35	Acres-Mixed Wood F&O	408.00	1,367	100%		1,367
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.35		3,975.66 Per Acre			Land Total	88,856

Dwelling Description

Cape Cod	One & 1/2 Story	837 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	104,900
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,846
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	2003	Standard	Standard	Good	Basic	106,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	72,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.5 Barn	2002	960	C 100	35,194	Good	92%	100%	100%	32,378
1.75 Fr	2003	622	C 100	47,664	Good	92%	100%	100%	43,851
Crawl Space	2003	622	C 100	3,110	Good	91%	100%	100%	2,830
Enclosed Fr Porch	2003	217	C 100	9,945	Good	92%	100%	100%	9,149
Shed	2002	96	C 100	960	Good	92%	100%	100%	883
Shed	1840	144	E 100	1,080	Poor	46%	100%	100%	497
Shed	2006	240	C 100	2,400	Good	94%	100%	100%	2,256
1,256 SFLA		57.63 = $/SFLA (4)				Outbuilding Total			91,844

Accpt Land	89,000	**Accepted Bldg**	164,000	**Total**	253,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/18/2018
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 0.30		130,500.00 Per Acre			Land Total	39,150

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	560 Sqft	Grade C 100	Base	106,388
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	1/2 Finished			Attic	9,839
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1909	0	Standard	Standard	Average	Basic	119,987

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	74,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1909	432	C 100	29,195	Avg.	62%	100%	100%	18,101
(U)Basement	1909	432	C 100	6,912	Avg.	62%	100%	100%	4,285
Enclosed Fr Porch	1909	40	C 100	1,833	Avg.	62%	100%	100%	1,136
Gar	1987	600	C 100	14,928	Avg.	79%	100%	100%	11,793
Gar	1909	264	E 100	4,926	Avg.	62%	100%	100%	3,054
1,120 SFLA		66.42 = $/SFLA (4)					Outbuilding Total		38,369

Accpt Land	39,000	Accepted Bldg	113,000	Total	152,000

Map/Lot: R 8 30
Account: 2326 Card: 1 of 1 Location: 2273 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1998
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
2.00	Acres-Water Acreage	.00		100%		0
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
74.73	Acres-Back Land	500.00	37,365	100%		37,365
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 90.73		1,994.54 Per Acre		Land Total		180,965

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	810 Sqft	Grade C 100	Base	101,731
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,810
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
1770	1995	Standard	Standard	Average	Basic	103,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	96,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1770	375	C 100	19,958	Avg.	93%	100%	100%	18,561
Deck	1770	300	C 100	2,700	Avg.	93%	100%	100%	2,511
Shed	1930	320	E 100	2,400	Fair	54%	100%	100%	1,296
Gar	2012	576	C 100	14,331	Avg.	95%	100%	100%	13,614
1,215 SFLA		79.25 = $/SFLA (4)				Outbuilding Total			35,982

Accpt Land 181,000 **Accepted Bldg** 132,000 **Total** 313,000

Map/Lot: R 3 26
Account: 2327 Card: 1 of 1 Location: 101 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1998
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.01	Acres-Road Frontage	3,000.00	12,030	100%		12,030
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.01		8,657.24 Per Acre			Land Total	52,030

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1976	14X56	A 100	41,888	Poor	30%	100%	100%	12,566
Deck		1998	72	C 100	648	Avg.	86%	100%	100%	557
Deck		2003	192	C 100	1,728	Avg.	89%	100%	100%	1,538
Shed		2003	144	E 100	1,080	Avg.	89%	100%	100%	961
784 SFLA			121.59 = $/SFLA (4)					Outbuilding Total		15,622

Accpt Land 52,000 **Accepted Bldg** 16,000 **Total** 68,000

Map/Lot: R10 16
Account: 2328 Card: 1 of 1 Location: 150 PITCHER RD

Neighborhood	3 Rural Dirt 2
Tree Growth	2012
Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	01/01/1999
Sale Price	200,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2012		
Reference 2	FARMLAND 2012		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	14,620.54	14,621	100%		14,621
1.00	Acres-Crop/Blueberry F&O	450.00	450	100%		450
3.00	Acres-Pasture F&O	350.00	1,050	100%		1,050
1.00	acres-Orchard/Nursey Stock	650.00	650	100%		650
2.80	Acres-Mixed Wood F&O	408.00	1,142	100%		1,142
0.50	Acres-Wasteland/Bog	100.00	50	100%		50
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.30		4,082.04 Per Acre			Land Total	37,963

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	952 Sqft	Grade B 100	Base	150,559
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-4,738
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1798	0	Standard	Standard	Fair	Basic	157,899

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	95%	100%	81,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1798	540	B 100	37,935	Fair	54%	100%	100%	20,485
Deck	1798	50	B 100	594	Fair	54%	100%	100%	321
Deck	1798	288	B 100	3,421	Fair	54%	100%	100%	1,847
2.5 Barn	1798	1404	B 100	67,942	Fair	54%	100%	100%	36,689
1.5 Shed	1798	504	B 100	8,449	Fair	54%	100%	100%	4,562
Deck	2006	240	B 100	2,851	Fair	88%	100%	100%	2,509
1,428 SFLA		56.72 = $/SFLA (4)					Outbuilding Total		66,413

Accpt Land 38,000 **Accepted Bldg** 147,000 **Total** 185,000

Map/Lot: R15 69D
Account: 2329 Card: 1 of 1 Location: 55 CAMPBELL HILL RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
15.08	Acres-Back Land	500.00	7,540	100%		7,540
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Per Unit	12,000.00	24,000	100%		24,000
Total Acres 17.08		4,188.52 Per Acre			Land Total	71,540

Accpt Land 72,000 **Accepted Bldg** 0 **Total** 72,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	11/14/2018
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	80%		28,000
4.60	Acres-Road Frontage	3,000.00	13,800	100%		13,800
0.85	Acres-Wasteland/Bog	100.00	85	100%		85
Total Acres 7.45		5,622.15 Per Acre			Land Total	41,885

Accpt Land 42,000 **Accepted Bldg** 0 **Total** 42,000

Map/Lot: R23 11
Account: 2331 Card: 1 of 1 Location: 1633 OLD AUGUSTA RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/31/2016
Sale Price	112,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	93%		27,900
0.05	Acres-Road Frontage	3,000.00	150	100%		150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.05		23,439.02 Per Acre		Land Total		48,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,691 Sqft	Grade C 100	Base	172,924
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	1998	Standard	Standard	Good	Basic	175,744

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	119,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1860	10	C 100	1,280	Good	68%	100%	100%	870
Deck	1998	288	C 100	2,592	Good	90%	100%	100%	2,333
1.5 Gar	2005	624	C 100	19,712	Good	93%	100%	100%	18,332
Canopy	2005	144	C 100	1,267	Good	93%	100%	100%	1,178
Canopy	2005	300	C 100	2,640	Good	93%	100%	100%	2,455
2,536 SFLA		47.12 = $/SFLA (4)				Outbuilding Total			25,168

Accpt Land 48,000 **Accepted Bldg** 145,000 **Total** 193,000

Map/Lot: U 4 8
Account: 2332 Card: 1 of 1 Location: 31 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/24/2017
Sale Price	130,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Baselot (Frct)	200,591	24,071	100%		24,071
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
3.00	# -Apartment	2,000.00	6,000	100%		6,000
Total Acres 0.12		417,258.33 Per Acre		Land Total		50,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1900	1443	C 100	83,506	Avg.	62%	100%	100%	51,774
Basement 8	1900	1443	C 100	35,599	Avg.	62%	100%	100%	22,071
2nd Floor Fin	1900	1443	C 100	76,796	Avg.	62%	100%	100%	47,614
(U)Attic	1900	1443	C 100	12,987	Avg.	62%	100%	100%	8,052
Bay Window	1900	14	C 100	1,792	Avg.	62%	100%	100%	1,111
1.5 Gar	1900	600	E 100	14,216	Avg.	62%	100%	100%	8,814
2 Deck	2006	114	C 100	2,052	Avg.	91%	100%	100%	1,867
							Outbuilding Total		141,303

Accpt Land 50,000 **Accepted Bldg** 141,000 **Total** 191,000

Map/Lot: R 7 35
Account: 2333 Card: 1 of 1 Location: 1203 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/2002
Sale Price	162,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.50		17,285.71 Per Acre		Land Total		60,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,414 Sqft	Grade C 100	Base	117,820
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,107
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	Standard	Standard	Good	Basic	124,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	94,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1970	572	C 100	12,001	Good	76%	100%	100%	9,121
Deck	1970	120	C 100	1,080	Good	76%	100%	100%	821
Shed	1970	192	E 100	1,440	Fair	58%	100%	100%	835
1,414 SFLA		66.97 = $/SFLA (4)					Outbuilding Total		10,777

Accpt Land 61,000 **Accepted Bldg** 105,000 **Total** 166,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/30/2015
Sale Price	193,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.15	Acres-Road Frontage	3,000.00	450	100%		450
0.30	Acres-Back Land	500.00	150	100%		150
Total Acres 0.70		53,714.29 Per Acre		Land Total		37,600

Dwelling Description **Replacement Cost New**

Colonial	Two Story	826 Sqft	Grade C 100	Base	132,416
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-3,114
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,461
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	134,583

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	79,269

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1945	160	C 100	7,333	Avg.	62%	100%	100%	4,546
1 Fr	2010	200	C 100	10,644	Avg.	94%	100%	100%	10,005
Shed	1945	640	E 100	4,800	Poor	46%	100%	100%	2,208
Open Fr Porch	2010	78	C 100	1,847	Avg.	94%	100%	100%	1,736
Entry	2010	90	C 100	3,150	Avg.	94%	100%	100%	2,961
Open Shed	2014	104	E 100	624	Fair	95%	100%	100%	593
1,652 SFLA		47.98 = $/SFLA (4)				Outbuilding Total			22,049

Accpt Land 38,000 **Accepted Bldg** 101,000 **Total** 139,000

Map/Lot: R 5 34C
Account: 2335 Card: 1 of 1 Location: 224 OLD COUNTY RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1977
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
9.00	Acres-Back Land	500.00	4,500	100%		4,500
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 15.00		1,526.67 Per Acre		Land Total		22,900

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: R22 33B
Account: 2336 Card: 1 of 1 Location: 488 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1982
Sale Price	43,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		14,333.33 Per Acre		Land Total		43,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade E 100	Base	69,458
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,126
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	0	Standard	Standard	Fair	Basic	70,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	95%	100%	42,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1976	72	E 100	1,890	Fair	63%	100%	100%	1,191
Patio	1976	88	E 100	320	Fair	63%	100%	100%	202
Entry	1976	120	E 100	3,150	Fair	63%	100%	100%	1,985
Shed	1920	100	E 100	750	Fair	54%	100%	100%	405
1,008 SFLA		41.91 = $/SFLA (4)				Outbuilding Total			3,783

Accpt Land 43,000 **Accepted Bldg** 46,000 **Total** 89,000

Neighborhood 5	Residential 2
Tree Growth	2009
Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/1998
Sale Price	245,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	TREE GROWTH 2009		
Reference 2	TREE GROWTH 2009		
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
3.00	Acres-Back Land	500.00	1,500	100%		1,500
63.00	Acres-Softwood TG	337.00	21,231	100%		21,231
48.00	Acres-Mixed Wood TG	408.00	19,584	100%		19,584
10.00	Acres-Hardwood TG	263.00	2,630	100%		2,630
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 126.00		789.25 Per Acre			Land Total	99,445

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,472 Sqft	Grade C 110	Base	169,329
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-9,148
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,619
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,693
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1991	Standard	Standard	Average	Basic	169,493

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	154,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1780	26	C 110	3,661	Avg.	91%	100%	100%	3,332
Gar	1780	836	C 110	22,880	Avg.	91%	100%	100%	20,821
Open Fr Porch	1780	117	C 110	3,048	Avg.	91%	100%	100%	2,774
1 Fr	1780	325	C 110	19,026	Avg.	91%	100%	100%	17,314
Shed	1780	840	C 100	8,400	Avg.	62%	100%	100%	5,208
Open Shed	1780	252	C 100	2,016	Avg.	62%	100%	100%	1,250
Shed	1780	390	C 100	3,900	Avg.	62%	100%	100%	2,418
Shed	1988	120	C 100	1,200	Avg.	80%	100%	100%	960
2,208 SFLA		69.85 = $/SFLA (4)					Outbuilding Total		54,077

Accpt Land	99,000	**Accepted Bldg**	208,000	**Total**	307,000

Map/Lot: R 4 72
Account: 2338 Card: 1 of 1 Location: 989 BREMEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1996
Sale Price	23,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.00	Acres-Unimprov. R/W	300.00	3,900	100%		3,900
Total Acres 13.00		300.00 Per Acre		Land Total		3,900

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R 4 12
Account: 2339 Card: 1 of 1 Location: 855 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1980	14X56	C 100	33,544	Poor	30%	100%	100%	10,063
Deck	2018	80	E 100	540	Avg.	97%	100%	100%	524
Box Trailer	1990	2	C 100	1,000	Avg.	81%	100%	100%	810
784 SFLA		209.57 = $/SFLA (4)				Outbuilding Total			11,397

Accpt Land 0 **Accepted Bldg** 11,000 **Total** 11,000

Map/Lot: R 5 48
Account: 2340 Card: 1 of 1 Location: 746 BREMEN RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
7.60	Acres-Back Land	500.00	3,800	100%		3,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 10.00		18,700.00 Per Acre		Land Total		187,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	960 Sqft	Grade C 100	Base	114,697
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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	Standard	Standard	Good	Basic	114,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	77,994

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1998	471	C 100	4,239	Good	90%	100%	100%	3,815
1 Fr	1998	154	C 100	8,196	Good	90%	100%	100%	7,376
Shed	1920	24	C 100	240	Good	68%	100%	100%	163
Open Fr Porch	2000	95	C 100	2,250	Good	91%	100%	100%	2,048
Shed	1920	432	C 100	4,320	Good	68%	100%	100%	2,938
1 Fr	1920	240	C 100	12,773	Good	68%	100%	100%	8,686
(F) Gar	1920	504	C 100	25,200	Good	68%	100%	100%	17,136
1,440 SFLA		54.16 = $/SFLA (4)					Outbuilding Total		42,162

Accpt Land 187,000 **Accepted Bldg** 120,000 **Total** 307,000

Map/Lot: U 4 88
Account: 2341 Card: 1 of 1 Location: 1019 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/01/2005
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Baselot (Frct)	139,085	18,081	100%		18,081
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.13		254,469.23 Per Acre		Land Total		33,081

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	660 Sqft	Grade C 110	Base	113,103
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	2005	Standard	Standard	Average	Basic	115,171

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	103,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1880	425	C 110	11,631	Avg.	62%	100%	100%	7,211
1 Fr	2005	313	C 110	18,324	Avg.	91%	100%	100%	16,675
(U)Basement	2005	313	C 110	5,509	Avg.	91%	100%	100%	5,013
Deck	2005	55	C 110	544	Avg.	91%	100%	100%	495
Deck	2005	80	C 110	792	Avg.	91%	100%	100%	721
1,155 SFLA		89.74 = $/SFLA (4)				Outbuilding Total			30,115

Accpt Land	33,000	**Accepted Bldg**	134,000	**Total**	167,000

Map/Lot: R 9 60
Account: 2342 Card: 1 of 1 Location: 1384 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Dug Well
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.13	Acres-Road Frontage	3,000.00	390	100%		390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.63		214,904.76 Per Acre			Land Total	135,390

Dwelling Description **Replacement Cost New**

Ranch	One Story	718 Sqft	Grade SC75	Base	42,383
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	408
					0
					0
Foundation	Posts	Basement	None	Basement	-3,045
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-808
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Standard	None	Average	Basic	37,352

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	23,158

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1910	110	C 100	2,605	Avg.	62%	100%	100%	1,615
718 SFLA		32.25 = $/SFLA (4)				Outbuilding Total			1,615

Accpt Land 135,000 **Accepted Bldg** 25,000 **Total** 160,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	06/01/1989
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.13	Acres-Road Frontage	3,000.00	3,390	100%		3,390
Total Acres 3.13		7,472.84 Per Acre		Land Total		23,390

Accpt Land	23,000	**Accepted Bldg**	0	**Total**	23,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/11/2015
Sale Price	112,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Baselot (Frct)	41,643.66	34,564	100%		34,564
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.83		65,739.76 Per Acre		Land Total		54,564

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,728 Sqft	Grade C 90	Base	123,585
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,538
Attic	None			Attic	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	Standard	Standard	Fair	Basic	126,123

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	68,106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1963	168	C 90	6,929	Fair	54%	100%	100%	3,742
(U)Basement	1963	168	C 90	2,419	Fair	54%	100%	100%	1,306
Deck	1963	384	C 90	3,110	Fair	54%	100%	100%	1,679
Deck	1963	80	C 90	648	Fair	54%	100%	100%	350
Deck	1963	96	C 90	778	Fair	54%	100%	100%	420
1,728 SFLA		39.41 = $/SFLA (4)					Outbuilding Total		7,497

Accpt Land	Accepted Bldg	Total
55,000	76,000	131,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1994
Sale Price	38,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	41,964.47	19,304	75%		14,478
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.46		66,256.52 Per Acre		Land Total		30,478

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,474 Sqft	Grade E 75	Base	68,369
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,252
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Open	63,703

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	57,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1989	576	C 100	14,331	Avg.	80%	100%	100%	11,465
Open Fr Porch	2006	65	E 75	866	Avg.	91%	100%	100%	788
Shed	2006	64	E 100	480	Avg.	91%	100%	100%	437
Deck	2006	32	E 100	216	Avg.	91%	100%	100%	197
1,474 SFLA		39.33 = $/SFLA (4)					Outbuilding Total		12,887

Accpt Land 30,000 **Accepted Bldg** 71,000 **Total** 101,000

Map/Lot: U 5 39
Account: 2346 Card: 1 of 1 Location: 1767 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1986
Sale Price	106,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.50	# -Lot Imp Rd/P Lot	10,000.00	25,000	100%		25,000
0.51	Acres-Road Frontage	3,000.00	1,530	100%		1,530
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.01		120,326.73 Per Acre		Land Total		121,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Convenience Store 10	1980	3366	C 100	496,451	Good	79%	100%	100%	392,196
Open Shed	1980	48	C 100	384	Good	81%	100%	100%	311
Canopy Metal Dec	1997	840	C 100	18,480	Good	88%	100%	100%	16,262
							Outbuilding Total		408,769

Accpt Land 122,000 **Accepted Bldg** 409,000 **Total** 531,000

Map/Lot: R15 69D
Account: 2347 Card: 1 of 1 Location: 55 CAMPBELL HILL RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Doublewide	One Story	968 Sqft	Grade E 75	Base	50,696
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,106
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1994	0	Standard	Standard	Poor	Basic	46,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	33,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2017	120	E 100	810	Avg.	97%	100%	100%	786
968 SFLA		34.65 = $/SFLA (4)					Outbuilding Total		786

Accpt Land 0 **Accepted Bldg** 34,000 **Total** 34,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1967
Sale Price	20,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2017		
Reference 2	FARMLAND 2017		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	60,918.93	60,919	90%		54,827
3.00	Acres-Crop/Blueberry F&O	450.00	1,350	100%		1,350
3.00	Acres-Pasture F&O	350.00	1,050	100%		1,050
7.00	Acres-Mixed Wood F&O	408.00	2,856	100%		2,856
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 14.00		6,577.36 Per Acre			Land Total	92,083

Dwelling Description

Ranch	One Story	1,166 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	113,790
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,000
Heating	100% Electric	Cooling	0% None	Heat	-436
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	Standard	Standard	Average	Basic	129,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	80,260

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1959	96	C 110	950	Avg.	62%	100%	100%	589
Enclosed Fr Porch	1982	104	C 100	4,766	Avg.	76%	100%	100%	3,622
1 Fr	1959	372	C 110	21,778	Avg.	62%	100%	100%	13,502
Guest House	1992	528	E 100	29,146	Avg.	82%	100%	100%	23,900
Open Shed	1959	180	E 100	1,080	Fair	54%	100%	100%	583
Deck	2001	192	E 100	1,296	Avg.	88%	100%	100%	1,140
Open Shed	2001	240	E 100	1,440	Avg.	88%	100%	100%	1,267
1,166 SFLA		68.83 = $/SFLA (4)				Outbuilding Total			44,603

Accpt Land	92,000	**Accepted Bldg**	125,000	**Total**	217,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/07/2006
Sale Price	15,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
5.10	Acres-Road Frontage	3,000.00	15,300	100%		15,300
4.10	Acres-Back Land	500.00	2,050	100%		2,050
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.20		5,522.32 Per Acre		Land Total		61,850

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	104,501
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Average	Basic	104,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	64,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	260	C 100	6,157	Avg.	62%	100%	100%	3,817
Shed	1880	187	E 100	1,402	Fair	54%	100%	100%	757
Shed	1880	120	E 100	900	Fair	54%	100%	100%	486
2.5 Barn	1880	1600	E 100	43,992	Poor	46%	100%	100%	20,236
1.5 Shed	1880	441	E 100	4,201	Poor	46%	100%	100%	1,932
Shed	1982	800	E 100	6,000	Avg.	76%	100%	100%	4,560
Gar	1992	336	C 100	8,360	Avg.	82%	100%	100%	6,855
1,248 SFLA		51.92 = $/SFLA (4)				Outbuilding Total			38,643

Accpt Land 62,000 **Accepted Bldg** 103,000 **Total** 165,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/07/2006
Sale Price	15,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Dwelling Description

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	133,370
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Standard	Standard	Average	Basic	133,370

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	109,363

Accpt Land	0	**Accepted Bldg**	109,000	**Total**	109,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	62,000	103,000	165,000	62,000	103,000	165,000
2	0	109,000	109,000	0	109,000	109,000
TOTAL	62,000	212,000	274,000	62,000	212,000	274,000

Map/Lot: R15 13
Account: 2350 Card: 1 of 1 Location: 1138 WASHINGTON RD

Neighborhood 3	Rural Dirt 2
Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	08/15/2018
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.00	Acres-Unimprov. R/W	300.00	6,900	100%		6,900
Total Acres 23.00		300.00 Per Acre			Land Total	6,900

Accpt Land	7,000	**Accepted Bldg**	0	**Total**	7,000

Map/Lot: R15 79A
Account: 2351 Card: 1 of 1 Location: 1151 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/31/2014
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
23.90	Acres-Back Land	500.00	11,950	100%		11,950
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 28.90		1,908.30 Per Acre			Land Total	55,150

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	384 Sqft	Grade E 100	Base	51,612
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	291
					0
					0
Foundation	Concrete Block	Basement	Crawl Space	Basement	-1,356
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
2016	0	Standard	Standard	Average	Open	50,547

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	60%	100%	29,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2015	96	E 100	720	Avg.	97%	100%	100%	698
Green House Hoop	2015	160	E 100	440	Avg.	97%	100%	100%	427
Shed	2016	60	E 100	450	Avg.	97%	100%	100%	436
Green House Hoop	2016	320	E 100	878	Avg.	97%	200%	100%	1,704
Shed	2017	128	E 100	960	Avg.	97%	100%	100%	931
Deck	2017	80	E 100	540	Avg.	97%	100%	100%	524
576 SFLA		51.07 = $/SFLA (4)					Outbuilding Total		4,720

Accpt Land 55,000 **Accepted Bldg** 34,000 **Total** 89,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/14/2012
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 2		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
Total Acres 0.27		137,259.26 Per Acre		Land Total		37,060

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	999 Sqft	Grade C 110	Base	128,299
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,110
					0
					0
Foundation	Brick	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	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	132,511

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	85,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1850	185	C 110	4,819	Good	68%	100%	100%	3,277
Bay Window	1850	30	C 110	4,224	Good	68%	100%	100%	2,872
1 Fr	1850	596	C 110	34,891	Good	68%	100%	100%	23,726
(F)Attic	1850	298	C 110	8,195	Good	68%	100%	100%	5,573
1.5 Shed	1850	1066	C 110	14,892	Good	68%	100%	100%	10,127
1,498 SFLA		57.14 = $/SFLA (4)					Outbuilding Total		45,575

Accpt Land 37,000 **Accepted Bldg** 131,000 **Total** 168,000

Map/Lot: R15 64
Account: 2353 Card: 1 of 1 Location: 501 DEPOT ST

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1981
Sale Price	10,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
85.26	Acres-Back Land	500.00	42,630	100%		42,630
Total Acres 97.26		1,106.62 Per Acre		Land Total		107,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1820	1344	E 100	24,061	Avg.	62%	100%	100%	14,918
2 Shed	1820	520	E 100	6,318	Avg.	62%	100%	100%	3,917
Open Shed	1983	420	E 100	2,520	Avg.	77%	100%	100%	1,940
							Outbuilding Total		20,775

Accpt Land 108,000 **Accepted Bldg** 21,000 **Total** 129,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1987
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
214	$/LF -Water Frontage	150.00	32,100	100%		32,100
2.14	Acres-Water Acreage	.00		100%		0
4.56	Acres-Back Land	500.00	2,280	100%		2,280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.70		23,491.95 Per Acre			Land Total	204,380

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,260 Sqft	Grade B 100	Base	182,943
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,680
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,717
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
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
2012	0	Standard	Standard	Average	Open	192,062

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	182,459

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1995	192	C 100	2,438	Avg.	84%	100%	100%	2,048
Shed	1995	412	C 100	4,120	Avg.	84%	100%	100%	3,461
Open Shed	1995	40	C 100	320	Avg.	84%	100%	100%	269
Entry	2012	42	B 100	1,940	Avg.	95%	100%	100%	1,843
Sunspace	2012	140	B 100	9,841	Avg.	95%	100%	100%	9,349
(U)Basement	2012	140	B 100	2,957	Avg.	95%	100%	100%	2,809
Deck	2012	76	B 100	903	Avg.	95%	100%	100%	858
Enclosed Fr Porch	2012	120	B 100	7,260	Avg.	95%	100%	100%	6,897
Deck	2012	56	B 100	665	Avg.	95%	100%	100%	632
1,890 SFLA		96.54 = $/SFLA (4)				Outbuilding Total			28,166

Accpt Land 204,000 **Accepted Bldg** 211,000 **Total** 415,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/21/2017
Sale Price	136,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.74	Acres-Road Frontage	3,000.00	2,220	100%		2,220
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.74		15,408.76 Per Acre		Land Total		42,220

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 110	Base	131,509
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,547
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	1992	Standard	Standard	Average	Basic	132,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	120,904

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	527	C 110	30,852	Avg.	91%	100%	100%	28,075
(U)Attic	1820	527	C 110	5,217	Avg.	91%	100%	100%	4,747
Deck	1985	160	C 100	1,440	Avg.	78%	100%	100%	1,123
1.5 Gar	1983	540	E 100	12,794	Avg.	77%	100%	100%	9,851
Open Shed	1996	120	E 100	720	Avg.	85%	100%	100%	612
Shed	1820	364	E 100	2,730	Poor	46%	100%	100%	1,256
1 Fr	1998	98	C 100	5,216	Avg.	86%	100%	100%	4,486
Open Fr Porch	1998	21	C 100	497	Avg.	86%	100%	100%	427
Enclosed Fr Porch	1998	77	C 100	3,529	Avg.	86%	100%	100%	3,035
1,554 SFLA		77.80 = $/SFLA (4)				Outbuilding Total			53,612

Accpt Land 42,000 **Accepted Bldg** 175,000 **Total** 217,000

Map/Lot: U 4 93
Account: 2356 Card: 1 of 1 Location: 975 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/28/2018
Sale Price	94,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.34	Acres-Back Land	500.00	170	100%		170
Total Acres 0.59		63,000.00 Per Acre		Land Total		37,170

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	972 Sqft	Grade C 100	Base	115,653
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-496
Rooms	5				
Bedrooms	3	Add Fixtures	2		
Baths	0	Half Baths	2	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	73,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	480	C 100	25,546	Avg.	62%	100%	100%	15,839
1,458 SFLA		50.17 = $/SFLA (4)				Outbuilding Total			15,839

Accpt Land	37,000	Accepted Bldg	89,000	Total	126,000

Map/Lot: U 4 94
Account: 2357 Card: 1 of 1 Location: 965 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/01/1953
Sale Price	5,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Baselot (Frct)	99,423.07	20,879	100%		20,879
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.21		170,852.38 Per Acre		Land Total		35,879

Dwelling Description

Colonial	Two Story	808 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	130,587
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,408
Rooms	10				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	940
Attic	Floor & Stairs			Attic	4,040
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Fair	Poor	137,975

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	86%	100%	64,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1850	504	C 100	43,450	Fair	54%	86%	100%	20,178
(U)Basement	1850	504	C 100	8,064	Fair	54%	86%	100%	3,745
Open Fr Porch	1850	224	C 100	5,304	Fair	54%	86%	100%	2,463
Open Fr Porch	1850	48	C 100	1,137	Fair	54%	86%	100%	528
Bay Window	1850	21	C 100	2,688	Fair	54%	86%	100%	1,249
Deck	1850	24	C 100	216	Fair	54%	86%	100%	101
1.5 Gar	1850	800	C 100	25,272	Avg.	62%	100%	100%	15,669
1,616 SFLA		39.65 = $/SFLA (4)				Outbuilding Total			43,933

Accpt Land	36,000	**Accepted Bldg**	108,000	**Total**	144,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities None
Street Paved

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

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2017	160	C 100	1,600	Avg.	97%	100%	100%	1,552
						Outbuilding Total			1,552

Accpt Land 0 **Accepted Bldg** 2,000 **Total** 2,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/14/2007
Sale Price	24,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.33	Acres-Road Frontage	3,000.00	990	100%		990
Total Acres 0.58		65,500.00 Per Acre		Land Total		37,990

Dwelling Description **Replacement Cost New**

Colonial	Two Story	798 Sqft	Grade C 110	Base	142,528
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,596	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Good	Basic	142,528

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	96,919

Accpt Land 38,000 **Accepted Bldg** 97,000 **Total** 135,000

Neighborhood 16 River Tidal 2

Zoning/Use	RESIDENTIAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/20/2007
Sale Price	370,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 18 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
70	$/LF -Water Frontage	150.00	10,500	20%		2,100
0.70	Acres-Water Acreage	.00		100%		0
2.73	Acres-Road Frontage	3,000.00	8,190	20%		1,638
8.78	Acres-Back Land	500.00	4,390	100%		4,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.21		12,535.40 Per Acre		Land Total		178,128

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	900 Sqft	Grade B 100	Base	184,713
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-4,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	183,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	114,053

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1820	528	B 100	47,100	Avg.	62%	100%	100%	29,202
(U)Basement	1820	264	B 100	5,576	Avg.	62%	100%	100%	3,457
Enclosed Fr Porch	1820	231	B 100	13,975	Avg.	62%	100%	100%	8,664
Shed	1820	228	B 100	3,010	Avg.	62%	100%	100%	1,866
Att Gar	1820	624	B 100	17,281	Avg.	62%	100%	100%	10,714
2 Barn	1820	1200	B 100	48,233	Avg.	62%	100%	100%	29,904
1,800 SFLA		63.36 = $/SFLA (4)					Outbuilding Total		83,807

Accpt Land 178,000 **Accepted Bldg** 198,000 **Total** 376,000

Map/Lot: R16 40
Account: 2361 Card: 1 of 1 Location: 1262 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/03/2008
Sale Price	18,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Back Land	500.00	500	100%		500
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 1.00		12,500.00 Per Acre		Land Total		12,500

Dwelling Description **Replacement Cost New**

Ranch	One Story	720 Sqft	Grade D 100	Base	63,397
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Fair	Basic	63,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	34,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1920	48	D 100	1,411	Fair	54%	100%	100%	762
Gar	1920	441	E 100	8,229	Poor	46%	100%	100%	3,785
1 Fr	1999	420	D 100	18,776	Avg.	87%	100%	100%	16,335
720 SFLA		47.55 = $/SFLA (4)					Outbuilding Total		20,882

Accpt Land 13,000 **Accepted Bldg** 55,000 **Total** 68,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1996
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.61	Acres-Baselot (Frct)	11,639.73	18,740	100%		18,740
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.61		24,062.11 Per Acre			Land Total	38,740

Dwelling Description

Cape Cod	Two Story	899 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	153,816
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	156,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	106,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1930	212	C 110	2,099	Good	68%	100%	100%	1,427
1.5 Gar	1930	576	E 100	13,647	Fair	54%	100%	100%	7,369
Deck	1997	160	C 110	1,584	Avg.	86%	100%	100%	1,362
1,798 SFLA		59.35 = $/SFLA (4)					Outbuilding Total		10,158

Accpt Land	39,000	**Accepted Bldg**	117,000	**Total**	156,000

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1992
Sale Price	57,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.80		182,375.00 Per Acre		Land Total		145,900

Dwelling Description

				Replacement Cost New	
Ranch	One & 1/2 Story	240 Sqft	Grade SC100	Base	43,009
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,357
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-540
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	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1993	Standard	Standard	Good	Basic	41,112

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	27,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1993	160	C 100	8,515	Avg.	83%	100%	100%	7,067
Deck	1993	117	C 100	1,053	Avg.	83%	100%	100%	874
360 SFLA		77.66 = $/SFLA (4)				Outbuilding Total			7,941

Accpt Land 146,000 **Accepted Bldg** 36,000 **Total** 182,000

Map/Lot: U 5 8
Account: 2364 Card: 1 of 1 Location: 73 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/2001
Sale Price	136,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	78,169.22	17,197	100%		17,197
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.22		146,350.00 Per Acre		Land Total		32,197

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	800 Sqft	Grade C 110	Base	127,012
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	889
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,600
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	1998	Standard	Standard	Good	Basic	147,569

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	141,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1998	240	C 110	2,376	Good	90%	100%	100%	2,138
Shed	1830	442	C 110	4,862	Good	68%	100%	100%	3,306
1,400 SFLA		101.19 = $/SFLA (4)					Outbuilding Total		5,444

Accpt Land 32,000 **Accepted Bldg** 147,000 **Total** 179,000

Map/Lot: R 4 45
Account: 2365 Card: 1 of 1 Location: 50 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	05/01/1984
Sale Price	9,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Road Frontage	3,000.00	10,500	100%		10,500
7.00	Acres-Back Land	500.00	3,500	100%		3,500
0.63	Acres-Wasteland/Bog	100.00	63	100%		63
Total Acres 11.13		1,263.52 Per Acre		Land Total		14,063

Accpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2002
Sale Price	32,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
24.00	Acres-Back Land	500.00	12,000	100%		12,000
3.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 33.00		1,939.39 Per Acre		Land Total		64,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,536 Sqft	Grade C 100	Base	125,395
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1536 Sqft, Grade C	Basement Gar	None	Fin Bsmt	30,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,289
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	161,224

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	143,489

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	2003	224	C 100	10,266	Avg.	89%	100%	100%	9,137
(U)Basement	2003	224	C 100	3,584	Avg.	89%	100%	100%	3,190
Shed	2008	96	E 100	720	Avg.	93%	100%	100%	670
Shed	2009	120	E 100	900	Avg.	93%	100%	100%	837
Deck	2009	40	E 100	270	Avg.	93%	100%	100%	251
1.5 Shed	2017	240	E 100	2,286	Avg.	97%	100%	100%	2,217
Cover-It	2017	240	C 100	480	Avg.	97%	100%	100%	466
1,536 SFLA		93.42 = $/SFLA (4)				Outbuilding Total			16,768

Accpt Land 64,000 **Accepted Bldg** 160,000 **Total** 224,000

Neighborhood 13 River Inlet .25

Zoning/Use	VILLAGE SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
395	$/LF -Water Frontage	150.00	59,250	100%		59,250
1.94	Acres-Water Acreage	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.19		69,063.93 Per Acre		Land Total		151,250

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,244 Sqft	Grade C 110	Base	119,171
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Average	Basic	119,171

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	73,886

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1930	1309	C 110	12,959	Avg.	62%	100%	100%	8,035
1,244 SFLA		59.39 = $/SFLA (4)					Outbuilding Total		8,035

Accpt Land 151,000 **Accepted Bldg** 82,000 **Total** 233,000

Neighborhood 13 River Inlet .25

Zoning/Use	VILLAGE SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	3 0 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	21 70 0 Land Schedule 13

Dwelling Description — **Replacement Cost New**

Ranch	One Story	896 Sqft	Grade C 110	Base	95,162
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
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
1973	0	Standard	Standard	Average	Basic	95,162

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	70%	100%	100%	66,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1973	224	C 110	2,218	Avg.	70%	100%	100%	1,553
896 SFLA		74.34 = $/SFLA (4)					Outbuilding Total		1,553

Accpt Land	0	**Accepted Bldg**	68,000	**Total**	68,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	151,000	82,000	233,000	151,000	82,000	233,000
2	0	68,000	68,000	0	68,000	68,000
TOTAL	151,000	150,000	301,000	151,000	150,000	301,000

Map/Lot: R19 47
Account: 2368 Card: 1 of 1 Location: 620 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1954
Sale Price	5,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
45.24	Acres-Back Land	500.00	22,620	100%		22,620
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 57.24		1,618.10 Per Acre			Land Total	92,620

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	972 Sqft	Grade C 100	Base	91,278
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,664
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,860
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	0	Standard	Standard	Average	Basic	92,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	57,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1825	224	C 100	11,921	Avg.	62%	100%	100%	7,391
(U)Basement	1825	112	C 100	1,792	Avg.	62%	100%	100%	1,111
Shed	1825	462	C 100	4,620	Avg.	62%	100%	100%	2,864
1.5 Gar	1984	624	E 100	14,784	Avg.	77%	100%	100%	11,384
2 Barn	1987	1620	E 100	36,997	Avg.	79%	100%	100%	29,228
972 SFLA		58.99 = $/SFLA (4)					Outbuilding Total		51,978

Accpt Land 93,000 **Accepted Bldg** 109,000 **Total** 202,000

Map/Lot: R24 11
Account: 2369 Card: 1 of 1 Location: 142 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Gravel

Sale Data

Sale Date	05/06/2008
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Baselot (Frct)	29,323.94	10,850	100%		10,850
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.37		56,351.35 Per Acre			Land Total	20,850

Dwelling Description

					Replacement Cost New
Cape Cod	One Story	775 Sqft	Grade E 100	Base	59,192
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,162
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	Floor & Stairs			Attic	2,906
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1880	0	Standard	None	Fair	Basic	58,821

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
Incomplete	None	54%	80%	100%	25,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	288	E 100	11,495	Fair	54%	80%	100%	4,966
775 SFLA		32.79 = $/SFLA (4)					Outbuilding Total		4,966

Accpt Land	21,000	**Accepted Bldg**	30,000	**Total**	51,000

Neighborhood 5	Residential 2
Tree Growth	2007
Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/03/2013
Sale Price	169,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.01		32,353.23 Per Acre		Land Total		65,030

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,025 Sqft	Grade C 110	Base	131,862
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,501
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,521
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	Standard	Standard	Average	Basic	132,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	81,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1947	130	C 110	3,386	Avg.	62%	100%	100%	2,099
1 Fr	1947	520	C 110	30,441	Avg.	62%	100%	100%	18,873
1.75 Att Gar	1947	450	C 110	14,953	Avg.	62%	100%	100%	9,271
Green House Framed	1947	792	C 110	17,084	Avg.	62%	100%	100%	10,592
Deck	1947	60	C 110	594	Avg.	62%	100%	100%	368
Shed	1970	308	E 100	2,310	Avg.	68%	100%	100%	1,571
1,538 SFLA		53.23 = $/SFLA (4)					Outbuilding Total		42,774

Accpt Land	65,000	**Accepted Bldg**	125,000	**Total**	190,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/16/2016
Sale Price	144,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.28	Acres-Road Frontage	3,000.00	6,840	100%		6,840
0.40	Acres-Back Land	500.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.68		10,051.28 Per Acre			Land Total	47,040

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	90,525
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-326
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
1984	0	Standard	Standard	Average	Basic	90,199

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	69,453

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2005	120	E 100	4,790	Avg.	91%	100%	100%	4,359
Shed	2015	192	C 100	1,920	Avg.	97%	100%	100%	1,862
960 SFLA		72.35 = $/SFLA (4)					Outbuilding Total		6,221

Accpt Land	47,000	Accepted Bldg	76,000	Total	123,000

Map/Lot: R13 53A- 5
Account: 2372 Card: 1 of 1 Location: 2919 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/25/2006
Sale Price	275,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
8.00	Acres-Road Frontage	3,000.00	24,000	100%		24,000
1.31	Acres-Wasteland/Bog	100.00	131	100%		131
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 11.31		10,091.16 Per Acre		Land Total		114,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dining 8	1981	3672	D 100	333,124	Fair	70%	100%	100%	233,187
2nd Floor Fin	1981	2091	D 100	93,478	Fair	70%	100%	100%	65,435
Open Shed	1981	32	D 100	215	Fair	67%	100%	100%	144
Deck	1981	164	D 100	1,240	Fair	67%	100%	100%	831
Shed	1981	96	E 100	720	Fair	67%	100%	100%	482
Shed	1999	208	E 100	1,560	Avg.	87%	100%	100%	1,357
Walk-In Cooler 50	1999	70	C 100	10,075	Avg.	87%	100%	100%	8,765
Deck	2000	640	C 100	5,760	Avg.	87%	100%	100%	5,011
Walk-In Cooler 50	2000	60	C 100	10,075	Avg.	87%	100%	100%	8,765
								Outbuilding Total	323,977

Accpt Land 114,000 **Accepted Bldg** 324,000 **Total** 438,000

Map/Lot: U 4 65
Account: 2373 Card: 1 of 1 Location: 68 SCHOOL ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/14/2014
Sale Price	62,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.12	Acres-Road Frontage	3,000.00	360	100%		360
Total Acres 0.37		100,972.97 Per Acre		Land Total		37,360

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,147 Sqft	Grade C 100	Base	145,347
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,158
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-682
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	0	Standard	Standard	Fair	Basic	148,643

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	80,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1885	77	C 100	3,529	Fair	54%	100%	100%	1,906
1.5 Gar	1885	600	C 100	18,954	Fair	54%	100%	100%	10,235
Deck	2014	120	C 100	1,080	Avg.	96%	100%	100%	1,037
2,007 SFLA		39.99 = $/SFLA (4)				Outbuilding Total			13,178

Accpt Land 37,000 **Accepted Bldg** 93,000 **Total** 130,000

Map/Lot: R23 23
Account: 2374 Card: 1 of 1 Location: 1899 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	10,365.58	19,695	100%		19,695
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.90		20,892.11 Per Acre			Land Total	39,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2014	448	C 100	16,890	Avg.	96%	60%	100%	9,728
								Outbuilding Total	9,728

Accpt Land 40,000 **Accepted Bldg** 10,000 **Total** 50,000

Map/Lot: U 2 20A-11
Account: 2375 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 11

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	11/04/2008
Sale Price	3,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1990 HOLLY PARK 14 X 56 4-1-90
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holly Park	M/H	1990	14X52	A 100	38,896	Poor	30%	100%	100%	11,669
Shed		1990	80	E 100	600	Poor	68%	100%	100%	408
728 SFLA			126.29 = $/SFLA (4)				Outbuilding Total			12,077

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: R16 28
Account: 2376 Card: 1 of 1 Location: 689 DEPOT ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1963 FLEETWOOD 10 X 52
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.92	Acres-Road Frontage	3,000.00	5,760	100%		5,760
0.49	Acres-Back Land	500.00	245	100%		245
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.41		10,431.97 Per Acre			Land Total	46,005

Dwelling Description **Replacement Cost New**

Ranch	One Story	540 Sqft	Grade SC75	Base	36,103
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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
1920	0	Standard	Standard	Fair	Basic	36,103

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	19,496

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1920	50	E 100	888	Fair	54%	100%	100%	480
Shed	1985	288	C 100	2,880	Avg.	78%	100%	100%	2,246
Fleetwood M/H	1963	10X48	D 100	19,200	Poor	30%	100%	100%	5,760
1,020 SFLA		19.11 = $/SFLA (4)					Outbuilding Total		8,486

Accpt Land 46,000 **Accepted Bldg** 28,000 **Total** 74,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1986
Sale Price	5,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1993 PINEGROVE 24 X 40
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Baselot (Frct)	17,353.70	15,792	100%		15,792
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.91		39,331.87 Per Acre			Land Total	35,792

Dwelling Description **Replacement Cost New**

Doublewide	One Story	960 Sqft	Grade D 100	Base	75,289
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	814
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	70,023

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	58,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	64	E 100	480	Poor	46%	100%	100%	221
Deck	2002	184	E 100	1,242	Avg.	89%	100%	100%	1,105
Shed	2004	256	E 100	1,920	Poor	83%	100%	100%	1,594
960 SFLA		60.54 = $/SFLA (4)					Outbuilding Total		2,920

Accpt Land	36,000	Accepted Bldg	61,000	Total	97,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/20/2018
Sale Price	145,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.23	Acres-Road Frontage	3,000.00	690	100%		690
Total Acres 0.48		78,520.83 Per Acre		Land Total		37,690

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,036 Sqft	Grade C 110	Base	103,784
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,698
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Good	Basic	107,550

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	94,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1994	88	C 110	2,292	Good	88%	100%	100%	2,017
Att Gar	1994	308	C 110	7,108	Good	88%	100%	100%	6,255
Shed	1800	380	C 100	3,800	Avg.	62%	100%	100%	2,356
Deck	1997	120	C 100	1,080	Avg.	86%	100%	100%	929
1,036 SFLA		91.36 = $/SFLA (4)				Outbuilding Total			11,557

Accpt Land 38,000 **Accepted Bldg** 106,000 **Total** 144,000

Map/Lot: R 3 53- 7
Account: 2379 Card: 1 of 1 Location: 156 CRYSTAL COVE RD

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/14/2017
Sale Price	220,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.12	Acres-Baselot (Frct)	45,018.36	50,421	119%		60,000
3	$/LF -Water Frontage	100.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.12		71,696.43 Per Acre		Land Total		80,300

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,488 Sqft	Grade B 100	Base	163,207
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,927
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	169,856

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	135,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1988	528	B 100	14,622	Avg.	80%	100%	100%	11,698
Enclosed Fr Porch	1988	96	B 100	5,808	Avg.	80%	100%	100%	4,646
Deck	1988	256	B 100	3,041	Avg.	80%	100%	100%	2,433
Hearth	1988	1	B 100	2,640	Avg.	80%	100%	100%	2,112
1,488 SFLA		91.32 = $/SFLA (4)				Outbuilding Total			20,889

Accpt Land 80,000 **Accepted Bldg** 157,000 **Total** 237,000

Neighborhood 3 Rural Dirt 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	07/07/2016
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.01	Acres-Baselot (Frct)	14,519.06	14.664	100%		14,664
Total Acres 1.01		14,518.81 Per Acre		Land Total		14,664

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Map/Lot: R12 3
Account: 2381 Card: 1 of 1 Location: 776 GOSHEN RD

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1988
Sale Price	239,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
42.00	Acres-Back Land	500.00	21,000	100%		21,000
30.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
600	$/LF -Water Frontage	100.00	60,000	100%		60,000
6.00	Acres-Water Acreage	.00		100%		0
Total Acres 90.00		2,122.22 Per Acre		Land Total		191,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,200 Sqft	Grade C 110	Base	147,195
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,950
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1770	1988	Standard	Standard	Good	Basic	155,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	141,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1770	480	C 110	28,101	Good	91%	100%	100%	25,572
1.5 Shed	1770	518	C 100	6,579	Good	68%	100%	100%	4,474
Gar	1988	1008	C 100	25,079	Good	85%	100%	100%	21,317
1.5 Barn	1990	1000	C 100	23,870	Good	86%	100%	100%	20,528
1,800 SFLA		78.38 = $/SFLA (4)				Outbuilding Total			71,891

Accpt Land 191,000 **Accepted Bldg** 213,000 **Total** 404,000

Map/Lot: R 9 41E
Account: 2382 Card: 1 of 1 Location: 1086 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170

Sale Data

Sale Date	04/01/1990
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
182	$/LF -Water Frontage	150.00	27,300	100%		27,300
1.38	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		91,648.94 Per Acre		Land Total		172,300

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 110	Base	100,932
Exterior	Wood 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 Space	Basement	-3,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	1991	Standard	Standard	Good	Basic	97,450

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	90,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1991	24	C 110	238	Good	93%	100%	100%	221
1 Fr	1991	360	C 110	21,075	Good	93%	100%	100%	19,600
1.5 Fr	1991	600	C 110	44,603	Good	93%	100%	100%	41,481
(U)Basement	1991	600	C 110	10,560	Good	93%	100%	100%	9,821
Entry	1991	30	C 110	1,155	Good	93%	100%	100%	1,074
Deck	1991	20	C 110	198	Good	93%	100%	100%	184
Shed	1900	30	C 100	300	Good	68%	100%	100%	204
2.5 Barn	1991	780	C 100	28,595	Good	86%	100%	100%	24,592
Shed	1991	420	C 100	4,200	Good	86%	100%	100%	3,612
Deck	2006	264	C 110	2,614	Good	94%	100%	100%	2,457
1,008 SFLA		89.91 = $/SFLA (4)				Outbuilding Total			103,246

Accpt Land 172,000 **Accepted Bldg** 194,000 **Total** 366,000

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/2002
Sale Price	265,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-Baselot (Frct)	47,098.79	49,454	121%		59,839
86	$/LF -Water Frontage	100.00	8,600	100%		8,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.05		84,227.62 Per Acre		Land Total		88,439

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	952 Sqft	Grade B 100	Base	170,536
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	Standard	Standard	Average	Basic	179,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	141,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1986	299	B 100	21,005	Avg.	79%	100%	100%	16,594
(U)Basement	1986	299	B 100	6,315	Avg.	79%	100%	100%	4,989
Deck	1986	40	B 100	475	Avg.	79%	100%	100%	375
Deck	1986	508	B 100	6,035	Avg.	79%	100%	100%	4,768
Bay Window	1986	12	B 100	2,028	Avg.	79%	100%	100%	1,602
1,666 SFLA		84.96 = $/SFLA (4)				Outbuilding Total			28,328

Accpt Land 88,000 **Accepted Bldg** 170,000 **Total** 258,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way
	180

Sale Data

Sale Date	10/24/2003
Sale Price	9,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-Baselot (Frct)	14,129.64	14,836	100%		14,836
Total Acres 1.05		14,129.52 Per Acre		Land Total		14,836

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Map/Lot: R 3 53- 9
Account: 2385 Card: 1 of 1 Location: 210 CRYSTAL COVE RD

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	4 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	8

Sale Data

Sale Date	05/01/1990
Sale Price	42,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Baselot (Frct)	50,892.38	47,839	125%		59,799
4	$/LF -Water Frontage	100.00	400	100%		400
Total Acres 0.94		64,041.49 Per Acre		Land Total		60,199

Accpt Land	60,000	**Accepted Bldg**	0	**Total**	60,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	NonePublic Sewer
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	04/07/1998
Sale Price	113,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.04	Acres-Back Land	500.00	20	100%		20
Total Acres 2.04		22,068.63 Per Acre			Land Total	45,020

Accpt Land	45,000	**Accepted Bldg**	0	**Total**	45,000

Map/Lot: U 4 15
Account: 2387 Card: 1 of 1 Location: 9 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/09/2013
Sale Price	62,156
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.03	Acres-Baselot (Frct)	529,364	15,881	100%		15,881
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.03		1,262,700.00 Per Acre		Land Total		37,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1900	1334	C 100	77,199	Avg.	62%	100%	100%	47,863
2nd Floor Fin	1900	1334	C 100	70,995	Avg.	62%	100%	100%	44,017
(U)Attic	1900	1334	C 100	12,006	Avg.	62%	100%	100%	7,444
Basement 10	1900	667	C 100	17,182	Avg.	62%	100%	100%	10,653
Basement 10 P F	1900	667	C 100	26,447	Avg.	95%	100%	100%	25,125
Deck	2013	593	C 100	5,337	Avg.	96%	100%	100%	5,124
							Outbuilding Total		140,226

Accpt Land 38,000 **Accepted Bldg** 140,000 **Total** 178,000

Map/Lot: U 4 7
Account: 2388 Card: 1 of 1 Location: 33 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/16/2011
Sale Price	65,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Baselot (Frct)	370,220	18,511	100%		18,511
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.05		770,220.00 Per Acre		Land Total		38,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement 8	2013	1512	C 100	37,301	Avg.	96%	100%	100%	35,809
						Outbuilding Total			35,809

Accpt Land 39,000 **Accepted Bldg** 36,000 **Total** 75,000

Neighborhood 13 River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND BL
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/23/2016
Sale Price	312,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	17 70 0	Land Schedule	13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
121	$/LF -Water Frontage	150.00	18,150	100%		18,150
1.21	Acres-Water Acreage	.00		100%		0
1.39	Acres-Road Frontage	3,000.00	4,170	100%		4,170
1.79	Acres-Back Land	500.00	895	100%		895
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 4.64		21,167.03 Per Acre		Land Total		98,215

Dwelling Description

Cape Cod	One & 3/4 Story	812 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	153,845
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,795
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	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	2001	Standard	Standard	Average	Basic	162,844

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	157,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1880	35	B 100	2,459	Avg.	97%	100%	100%	2,385
(U)Basement	1880	35	B 100	739	Avg.	97%	100%	100%	717
1 Fr	2013	96	B 100	6,744	Avg.	96%	100%	100%	6,474
(U)Basement	2013	96	B 100	2,028	Avg.	96%	100%	100%	1,947
Gar	2013	810	B 100	26,602	Avg.	96%	100%	100%	25,538
(F) Gar	2013	607	B 100	40,062	Avg.	96%	100%	100%	38,460
Deck	2013	33	B 100	392	Avg.	96%	100%	100%	376
2 Gar	1880	576	C 100	23,213	Avg.	62%	100%	100%	14,392
1,421 SFLA		111.16 = $/SFLA (4)				Outbuilding Total			90,289

Accpt Land	Accepted Bldg	Total
98,000	248,000	346,000

Map/Lot: U 9 7
Account: 2390 Card: 1 of 1 Location: 1401 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	05/01/1978
Sale Price	27,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Baselot (Frct)	110,680	88,544	100%		88,544
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.80		178,180.00 Per Acre		Land Total		142,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 16	1978	9960	D 100	550,425	Avg.	73%	100%	100%	401,810
						Outbuilding Total			401,810

Accpt Land 143,000 **Accepted Bldg** 402,000 **Total** 545,000

Map/Lot: U 5 2
Account: 2391 Card: 1 of 1 Location: 131 JEFFERSON ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	03/10/2017
Sale Price	128,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Baselot (Frct)	62,913.92	18,874	100%		18,874
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.30		112,913.33 Per Acre		Land Total		33,874

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	95,580
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,760
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2017	Standard	Standard	Average	Basic	103,065

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	97,912

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2017	524	C 100	27,887	Avg.	97%	100%	100%	27,050
(U)Basement	2017	524	C 100	8,384	Avg.	97%	100%	100%	8,132
Deck	2017	72	C 100	648	Avg.	97%	100%	100%	629
Patio	2017	294	C 100	1,423	Avg.	97%	100%	100%	1,380
Patio	2017	568	C 100	2,749	Avg.	97%	100%	100%	2,667
1.5 Barn	1880	504	C 100	12,030	Avg.	95%	100%	100%	11,428
(U)Basement	2017	504	C 100	8,064	Avg.	97%	100%	100%	7,822
1,080 SFLA		90.66 = $/SFLA (4)				Outbuilding Total			59,108

Accpt Land 34,000 **Accepted Bldg** 157,000 **Total** 191,000

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
215	$/LF -Water Frontage	350.00	75,250	100%		75,250
0.75	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.75		161,909.09 Per Acre		Land Total		445,250

Dwelling Description — Replacement Cost New

Ranch	One Story	1,948 Sqft	Grade B 100	Base	199,290
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full	SFLA	1,948	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	2012	Standard	Standard	Good	Basic	207,929

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	197,533

Accpt Land	445,000	Accepted Bldg	198,000	Total	643,000

Map/Lot: U 1 15
Account: 2394 Card: 1 of 1 Location: 706 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use		RESIDENTIAL	
Topography		Above Street	
Utilities			
Street		Paved	
Reference 1			
Reference 2			
Tran/Land/Bldg	1 0 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	2017	256	C 100	3,686	Avg.	97%	100%	100%	3,575
							Outbuilding Total		3,575

Accpt Land	0	**Accepted Bldg**	4,000	**Total**	4,000

Map/Lot: R 1 41
Account: 2395 Card: 1 of 2 Location: 275 HARRIMAN RD

Neighborhood 12	River Tidal .5
Tree Growth	1995
Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1978
Sale Price	185,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 1995		
Reference 2	FARMLAND 1995		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	90%		112,500
3.75	Acres-Back Land	500.00	1,875	100%		1,875
42.25	Acres-Crop/Blueberry F&O	450.00	19,013	100%		19,013
3.00	Acres-Softwood F&O	337.00	1,011	100%		1,011
84.00	Acres-Mixed Wood F&O	408.00	34,272	100%		34,272
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 133.50		1,488.17 Per Acre			Land Total	198,671

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,073 Sqft	Grade C 110	Base	136,068
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	3			Fireplace	5,693
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	Standard	Standard	Good	Basic	147,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	100,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	504	C 110	29,505	Good	68%	100%	100%	20,063
(U)Attic	1850	504	C 110	4,990	Good	68%	100%	100%	3,393
Enclosed Fr Porch	1850	169	C 110	8,520	Good	68%	100%	100%	5,794
Gar	1850	756	C 110	20,690	Good	68%	100%	100%	14,069
Shed	1850	36	C 110	396	Good	68%	100%	100%	269
1.5 Barn	1850	864	C 110	22,686	Good	68%	100%	100%	15,426
Shed	1850	208	E 100	1,560	Avg.	62%	100%	100%	967
1.5 Barn	1850	1824	C 100	43,539	Avg.	62%	100%	100%	26,994
Open Shed	1850	532	C 100	4,256	Avg.	62%	100%	100%	2,639
Barn	1850	1178	C 100	22,146	Avg.	62%	100%	100%	13,731
1,610 SFLA		62.49 = $/SFLA (4)					Outbuilding Total		103,345

Accpt Land 199,000 **Accepted Bldg** 204,000 **Total** 403,000

Neighborhood	12 River Tidal .5
Tree Growth	1995
Zoning/Use	SHORELAND RP RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1978
Sale Price	185,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	FARMLAND
Tran/Land/Bldg	3 99 12
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.50	Acres-Under Water	.00		100%		0
Total Acres 9.50		0.00 Per Acre			Land Total	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pole Barn	1850	2280	C 100	35,796	Avg.	62%	100%	100%	22,194
1,610 SFLA		62.49 = $/SFLA (4)					Outbuilding Total		22,194

Accpt Land	0	**Accepted Bldg**	22,000	**Total**	22,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	199,000	204,000	403,000	199,000	204,000	403,000
2	0	22,000	22,000	0	22,000	22,000
TOTAL	199,000	226,000	425,000	199,000	226,000	425,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS RESIDENTIAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
19.89	Acres-Back Land	500.00	9,945	100%		9,945
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
Total Acres 41.89		1,514.56 Per Acre			Land Total	63,445

Accpt Land 63,000 **Accepted Bldg** 0 **Total** 63,000

Map/Lot: U 4 55
Account: 2397 Card: 1 of 1 Location: 32 GLIDDEN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/1999
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.13	Acres-Road Frontage	3,000.00	390	100%		390
Total Acres 0.38		98,394.74 Per Acre		Land Total		37,390

Dwelling Description **Replacement Cost New**

Colonial	Two Story	912 Sqft	Grade C 100	Base	138,351
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-3,438
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,718
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	143,236

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	84,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1880	28	C 100	663	Avg.	62%	100%	100%	411
Open Fr Porch	2006	96	C 100	2,273	Avg.	91%	100%	100%	2,068
1,824 SFLA		46.25 = $/SFLA (4)					Outbuilding Total		2,479

Accpt Land 37,000 **Accepted Bldg** 87,000 **Total** 124,000

Map/Lot: R10 40C
Account: 2398 Card: 1 of 1 Location: 3395 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.05	Acres-Back Land	500.00	25	100%		25
Total Acres 2.05		10,987.80 Per Acre			Land Total	22,525

Accpt Land	23,000	**Accepted Bldg**	0	**Total**	23,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Dug WellSeptic System
Street	Paved

Sale Data

Sale Date	09/21/2018
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.10	Acres-Road Frontage	3,000.00	9,300	100%		9,300
2.90	Acres-Back Land	500.00	1,450	100%		1,450
3.00	Acres-Wasteland/Bog	100.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.00		4,640.91 Per Acre			Land Total	51,050

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	918 Sqft	Grade D 100	Base	72,369
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,907
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,542
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,856
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	Standard	Fair	Basic	71,776

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	38,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1900	288	D 100	12,875	Fair	54%	100%	100%	6,953
Shed	1900	201	D 100	1,688	Fair	54%	100%	100%	912
Gar	1900	616	E 100	11,494	Fair	54%	100%	100%	6,207
918 SFLA		42.22 = $/SFLA (4)					Outbuilding Total		14,072

Accpt Land 51,000 **Accepted Bldg** 53,000 **Total** 104,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/12/2013
Sale Price	140,400
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	102,877	20,575	100%		20,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		177,875.00 Per Acre		Land Total		35,575

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,351 Sqft	Grade C 110	Base	160,426
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,321
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Good	Basic	166,849

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	113,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1850	340	C 110	3,366	Good	68%	100%	100%	2,289
1 Fr	1850	84	C 110	4,917	Good	68%	100%	100%	3,344
1.5 Barn	1850	484	C 110	12,708	Good	68%	100%	100%	8,641
(U)Basement	1850	484	C 110	8,518	Good	68%	100%	100%	5,792
Shed	1850	10	C 110	110	Good	68%	100%	100%	75
2,026 SFLA		56.00 = $/SFLA (4)					Outbuilding Total		20,141

Accpt Land	36,000	**Accepted Bldg**	134,000	**Total**	170,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1989
Sale Price	200,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.46	Acres-Road Frontage	3,000.00	16,380	100%		16,380
78.02	Acres-Back Land	500.00	39,010	100%		39,010
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 85.48		1,174.43 Per Acre		Land Total		100,390

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	624 Sqft	Grade C 110	Base	95,770
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,534
Rooms	8				
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	0	Standard	Standard	Good	Basic	97,304

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	66,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1890	182	C 110	4,741	Good	68%	100%	100%	3,224
1 Fr	1890	324	C 110	18,967	Good	68%	100%	100%	12,898
(U)Basement	1890	324	C 110	5,702	Good	68%	100%	100%	3,877
(U)Attic	1890	324	C 110	3,208	Good	68%	100%	100%	2,181
1 Fr	1890	42	C 110	2,458	Good	68%	100%	100%	1,671
Shed	1890	375	C 110	4,125	Good	68%	100%	100%	2,805
3 Barn	1890	5040	E 100	162,010	Fair	54%	60%	100%	52,491
Shed	1890	120	E 100	900	Fair	54%	100%	100%	486
Shed	1890	720	E 100	5,400	Fair	54%	100%	100%	2,916
Canopy	1890	432	E 100	2,852	Fair	54%	100%	100%	1,540
936 SFLA		70.69 = $/SFLA (4)					Outbuilding Total		84,089

Accpt Land 100,000 **Accepted Bldg** 150,000 **Total** 250,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1989
Sale Price	200,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	7 7 7		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1890	1980	E 100	27,918	Fair	54%	100%	100%	15,076
Canopy	1890	880	E 100	5,808	Fair	54%	100%	100%	3,136
Shed	1890	1800	E 100	13,500	Fair	54%	100%	100%	7,290
Shed	1890	864	E 100	6,480	Fair	54%	100%	100%	3,499
Shed	1984	1200	E 100	9,000	Avg.	77%	100%	100%	6,930
936 SFLA		70.69 = $/SFLA (4)					Outbuilding Total		35,931

Accpt Land 0 **Accepted Bldg** 36,000 **Total** 36,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	100,000	150,000	250,000	100,000	150,000	250,000
2	0	36,000	36,000	0	36,000	36,000
TOTAL	100,000	186,000	286,000	100,000	186,000	286,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/01/1967
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	5 5 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	21 70 0	Land Schedule	7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Baselot (Frct)	166,595	64,972	31%		20,141
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.39		90,105.13 Per Acre		Land Total		35,141

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	608 Sqft	Grade C 110	Base	94,382
Exterior	Aluminum	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Damp 1/2 Bmt	Basement	-2,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	1966	Standard	Standard	Good	Basic	93,929

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	60,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	528	C 110	30,910	Good	68%	100%	100%	21,019
(U)Basement	1800	528	C 110	9,293	Good	68%	100%	100%	6,319
(U)Attic	1800	528	C 110	5,227	Good	68%	100%	100%	3,554
Enclosed Fr Porch	1800	56	C 110	2,823	Good	68%	100%	100%	1,920
1.5 Gar	1800	960	C 110	33,359	Good	68%	100%	100%	22,684
Shed	1991	120	C 100	1,200	Avg.	82%	100%	100%	984
MH Slab	1991	840	C 100	2,848	Avg.	82%	100%	100%	2,335
912 SFLA		66.53 = $/SFLA (4)				Outbuilding Total			58,815

Accpt Land 35,000 **Accepted Bldg** 119,000 **Total** 154,000

Map/Lot: R20 36
Account: 2403 Card: 1 of 1 Location: 110 JACKSON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date 01/23/2003
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
0.50	Acres-Back Land	500.00	250	100%		250
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.50		4,858.62 Per Acre			Land Total	70,450

Dwelling Description

Cape Cod	One & 1/2 Story	620 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	95,423
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,524
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
1928	1970	Standard	Standard	Good	Basic	96,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	65,924

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1928	256	C 110	14,986	Good	68%	100%	100%	10,190
(U)Basement	1928	256	C 110	4,506	Good	68%	100%	100%	3,064
Open Fr Porch	1928	36	C 110	937	Good	68%	100%	100%	637
Entry	1928	25	C 110	962	Good	68%	100%	100%	654
Shed	1928	120	E 100	900	Avg.	62%	100%	100%	558
Shed	1928	192	E 100	1,440	Avg.	62%	100%	100%	893
Gar	1984	600	E 100	11,196	Avg.	77%	100%	100%	8,621
930 SFLA		70.89 = $/SFLA (4)					Outbuilding Total		24,617

Accpt Land 70,000 **Accepted Bldg** 91,000 **Total** 161,000

Map/Lot: R 8 24
Account: 2404 Card: 1 of 1 Location: 2231 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1986
Sale Price	29,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	36,551.36	36,551	50%		18,276
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.00		38,276.00 Per Acre		Land Total		38,276

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	360 Sqft	Grade D 100	Base	44,430
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,512
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	Standard	Standard	Average	Basic	45,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	28,484

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1949	160	D 100	7,153	Avg.	62%	100%	100%	4,435
1 Fr	1949	88	D 100	3,934	Avg.	62%	100%	100%	2,439
1 Fr	1949	280	D 100	12,518	Avg.	62%	100%	100%	7,761
360 SFLA		79.12 = $/SFLA (4)				Outbuilding Total			14,635

Accpt Land	38,000	Accepted Bldg	43,000	Total	81,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	07/25/2007
Sale Price	159,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
6.09	Acres-Road Frontage	3,000.00	18,270	100%		18,270
6.30	Acres-Back Land	500.00	3,150	100%		3,150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.39		4,129.26 Per Acre			Land Total	59,420

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,260 Sqft	Grade C 100	Base	137,217
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,816
Rooms	11				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	142,853

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	88,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1850	270	C 100	14,369	Avg.	62%	100%	100%	8,909
(U)Attic	1850	270	C 100	2,430	Avg.	62%	100%	100%	1,507
1.5 Shed	1850	608	C 100	7,722	Avg.	62%	100%	100%	4,788
Shed	1850	90	C 100	900	Avg.	62%	100%	100%	558
Shed	1850	234	C 100	2,340	Avg.	62%	100%	100%	1,451
Shed	1850	25	C 100	250	Avg.	62%	100%	100%	155
Shed	1850	130	E 100	975	Fair	54%	100%	100%	526
2 Barn	1940	1320	E 100	30,146	Poor	46%	30%	100%	4,160
Open Shed	2000	192	E 100	1,152	Avg.	87%	100%	100%	1,002
1,890 SFLA		46.86 = $/SFLA (4)					Outbuilding Total		23,056

Accpt Land 59,000 **Accepted Bldg** 112,000 **Total** 171,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities NoneNone
Street Paved

Sale Data

Sale Date	09/13/2018
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.48	Acres-Back Land	500.00	740	100%		740
Total Acres 3.48		5,959.77 Per Acre			Land Total	20,740

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	07/30/2003
Sale Price	142,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
32.30	Acres-Back Land	500.00	16,150	100%		16,150
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 34.30		1,578.72 Per Acre		Land Total		54,150

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,088 Sqft	Grade D 100	Base	132,263
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	134,632

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	98,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1978	240	E 100	1,800	Avg.	73%	100%	100%	1,314
2 Barn	1978	960	E 100	21,924	Avg.	73%	100%	100%	16,005
1.5 Shed	1978	448	E 100	4,268	Avg.	73%	100%	100%	3,116
Shed	1978	576	C 100	5,760	Avg.	73%	100%	100%	4,205
Shed	1983	192	E 100	1,440	Avg.	77%	100%	100%	1,109
Open Fr Porch	2004	30	D 100	596	Avg.	90%	100%	100%	536
Open Fr Porch	2004	48	D 100	955	Avg.	90%	100%	100%	860
Deck	2004	336	D 100	2,540	Avg.	90%	100%	100%	2,286
2,176 SFLA		45.17 = $/SFLA (4)				Outbuilding Total			29,431

Accpt Land 54,000 **Accepted Bldg** 128,000 **Total** 182,000

Map/Lot: U11 27
Account: 2408 Card: 1 of 1 Location: 176 PINE ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1994
Sale Price	22,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	78,169.22	17,197	100%		17,197
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.22		169,077.27 Per Acre		Land Total		37,197

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1989	14X68	C 100	40,732	Fair	40%	100%	100%	16,293
MH Slab	1995	952	C 100	3,227	Fair	79%	100%	100%	2,549
Deck	1996	128	C 100	1,152	Fair	80%	100%	100%	922
952 SFLA		120.35 = $/SFLA (4)				Outbuilding Total			19,764

Accpt Land 37,000 **Accepted Bldg** 20,000 **Total** 57,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1			
Reference 2	1986 OXFORD 14 X 70		
Tran/Land/Bldg	5 5 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	18,346.30	27,519	75%		20,640
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.50		27,093.33 Per Acre		Land Total		40,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1986	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
MH Basement	1986	924	C 100	14,784	Avg.	79%	100%	100%	11,679
924 SFLA		151.25 = $/SFLA (4)				Outbuilding Total			36,857

Accpt Land	41,000	**Accepted Bldg**	37,000	**Total**	78,000

Map/Lot: R 8 52A
Account: 2410 Card: 1 of 1 Location: 2680 FRIENDSHIP RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/02/2018
Sale Price	11,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2	1981 BURLINGTON 14 X 70		
Tran/Land/Bldg	5 5 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
3.50	Acres-Back Land	500.00	1,750	100%		1,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.50		8,045.45 Per Acre		Land Total		44,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1981	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
MH Basement	1981	924	C 100	14,784	Avg.	75%	100%	100%	11,088
Enclosed Fr Porch	1981	84	E 100	2,888	Avg.	75%	100%	100%	2,166
Gar	1984	720	C 100	17,914	Avg.	77%	100%	100%	13,794
(F)Attic	1984	720	C 100	18,000	Avg.	77%	100%	100%	13,860
924 SFLA		178.50 = $/SFLA (4)				Outbuilding Total			66,086

Accpt Land	44,000	**Accepted Bldg**	66,000	**Total**	110,000

Map/Lot: R 8 44A- 3
Account: 2411 Card: 1 of 1 Location: 352 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1982 BURLINGTON 14 X 76
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre			Land Total	40,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington M/H	1982	14X72	A 100	53,856	Fair	40%	100%	100%	21,542
MH Basement	1980	1008	C 100	16,128	Fair	67%	100%	100%	10,806
Gar	1997	1200	E 100	22,392	Avg.	86%	100%	100%	19,257
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,008 SFLA		184.99 = $/SFLA (4)					Outbuilding Total		51,943

Accpt Land 40,000 **Accepted Bldg** 52,000 **Total** 92,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.11	Acres-Road Frontage	3,000.00	330	100%		330
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.11		19,113.74 Per Acre		Land Total		40,330

Dwelling Description — Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	88,735
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,430
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
1971	0	Standard	Standard	Average	Basic	90,165

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	100%	62,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1994	576	E 100	15,474	Avg.	84%	100%	100%	12,998
Deck	2013	112	C 100	1,008	Avg.	96%	100%	100%	968
960 SFLA		64.81 = $/SFLA (4)					Outbuilding Total		13,966

Accpt Land 40,000 **Accepted Bldg** 76,000 **Total** 116,000

Map/Lot: R 8 57- 2
Account: 2413 Card: 1 of 1 Location: 32 FALLBROOK LN

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	04/01/1982
Sale Price	18,650
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
73	$/LF -Water Frontage	150.00	10,950	100%		10,950
0.73	Acres-Water Acreage	.00		100%		0
0.39	Acres-Back Land	500.00	195	100%		195
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	35%		7,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 3.12		55,495.19 Per Acre		Land Total		173,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1987	256	C 100	9,651	Avg.	79%	100%	100%	7,624
(U)Attic	1987	256	C 100	2,304	Avg.	79%	100%	100%	1,820
Deck	1987	112	C 100	1,008	Avg.	79%	100%	100%	796
Shed	1987	32	C 100	320	Avg.	79%	100%	100%	253
							Outbuilding Total		10,493

Accpt Land 173,000 **Accepted Bldg** 10,000 **Total** 183,000

Neighborhood 9	Residential Stream 2
Tree Growth	2008
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/04/2012
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2008 CUNNINGHAM		
Reference 2	FARMLAN D 2008 CUNNINGHAM		
Tran/Land/Bldg	4 3 2		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	90%		31,500
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
2.46	Acres-Crop/Blueberry F&O	450.00	1,107	100%		1,107
4.00	Acres-Pasture F&O	350.00	1,400	100%		1,400
4.50	acres-Orchard/Nursey Stock	650.00	2,925	100%		2,925
25.45	Acres-Mixed Wood F&O	408.00	10,384	100%		10,384
2.00	# -Lot Imp Well/Sep	20,000.00	40,000	100%		40,000
Total Acres 38.91		2,282.60 Per Acre			Land Total	88,816

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	858 Sqft	Grade C 100	Base	104,461
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	867
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	105,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	99,008

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	2005	784	C 100	14,739	Avg.	91%	100%	100%	13,412
Green House Hoop	2010	240	C 100	878	Avg.	94%	100%	100%	825
Pole Barn	2010	1440	C 100	22,608	Avg.	94%	100%	100%	21,252
1,287 SFLA		76.93 = $/SFLA (4)					Outbuilding Total		35,489

Accpt Land 89,000 **Accepted Bldg** 134,000 **Total** 223,000

Neighborhood 9	Residential Stream 2
Tree Growth	2008
Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/04/2012
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	4 0 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	9

Dwelling Description

Doublewide	One Story	1,404 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	98,447
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	91,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	81,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2003	162	D 100	1,225	Avg.	89%	100%	100%	1,090
Barn	2003	960	D 100	15,160	Avg.	89%	100%	100%	13,492
1,404 SFLA		58.27 = $/SFLA (4)				Outbuilding Total			14,582

Accpt Land	0	**Accepted Bldg**	96,000	**Total**	96,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	89,000	134,000	223,000	89,000	134,000	223,000
2	0	96,000	96,000	0	96,000	96,000
TOTAL	89,000	230,000	319,000	89,000	230,000	319,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1985
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1985 LIBBY 14 X 72
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Baselot (Frct)	12,836.05	17,970	100%		17,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.40		27,121.43 Per Acre		Land Total		37,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Libby .....M/H	1985	14X68	C 100	40,732	Fair	40%	100%	100%	16,293
Deck	1987	162	C 100	1,458	Fair	72%	100%	100%	1,050
Deck	1987	160	C 100	1,440	Fair	72%	100%	100%	1,037
Shed	1985	120	E 100	900	Poor	62%	100%	100%	558
952 SFLA		103.05 = $/SFLA (4)				Outbuilding Total			18,938

Accpt Land 38,000 **Accepted Bldg** 19,000 **Total** 57,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/10/2003
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.61	Acres-Baselot (Frct)	26,189.39	42,165	50%		21,082
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.61		32,970.19 Per Acre		Land Total		53,082

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1995	16X72	A 100	57,816	Avg.	51%	100%	100%	29,486
MH Slab		1995	1152	C 100	3,905	Avg.	84%	100%	100%	3,280
Deck		1987	198	E 100	1,336	Avg.	79%	100%	100%	1,055
Shed		1972	288	E 100	2,160	Avg.	70%	100%	100%	1,512
Deck		1987	45	E 100	304	Avg.	79%	100%	100%	240
Deck		2006	80	E 100	540	Avg.	91%	100%	100%	491
Cover-It		2011	240	E 100	360	Avg.	94%	100%	100%	338
1,152 SFLA			110.76 = $/SFLA (4)				Outbuilding Total			36,402

Accpt Land 53,000 **Accepted Bldg** 36,000 **Total** 89,000

Map/Lot: R 9 94-3A
Account: 2417 Card: 1 of 1 Location: 651 DEAVER RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
280	$/LF -Water Frontage	150.00	42,000	100%		42,000
1.95	Acres-Water Acreage	.00		100%		0
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
Total Acres 3.95		35,189.87 Per Acre		Land Total		139,000

Accpt Land 139,000 **Accepted Bldg** 0 **Total** 139,000

Map/Lot: R15 70
Account: 2418 Card: 1 of 1 Location: 600 DEPOT ST

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	12/31/2001
Sale Price	69,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.80	Acres-Road Frontage	3,000.00	5,400	100%		5,400
10.20	Acres-Landlocked/Rear	200.00	2,040	100%		2,040
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.00		4,460.00 Per Acre			Land Total	62,440

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	945 Sqft	Grade E 100	Base	85,127
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	82,455

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	51,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1880	1	E 100	1,500	Avg.	62%	100%	100%	930
Enclosed Fr Porch	1880	102	E 100	3,506	Avg.	62%	100%	100%	2,174
Barn	1880	1620	E 100	22,842	Avg.	62%	100%	100%	14,162
Deck	2014	336	E 100	2,268	Avg.	96%	100%	100%	2,177
1,418 SFLA		36.05 = $/SFLA (4)					Outbuilding Total		19,443

Accpt Land 62,000 **Accepted Bldg** 71,000 **Total** 133,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/19/2003
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.14	Acres-Road Frontage	3,000.00	420	100%		420
Total Acres 0.39		95,948.72 Per Acre		Land Total		37,420

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	900 Sqft	Grade B 100	Base	145,091
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	2,655
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	151,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	102,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1900	340	B 100	30,330	Good	68%	100%	100%	20,624
(U)Basement	1900	340	B 100	7,181	Good	68%	100%	100%	4,883
Patio	2005	536	C 100	2,594	Avg.	91%	100%	100%	2,361
1.5 Gar	2005	835	C 100	26,378	Avg.	91%	100%	100%	24,004
Open Fr Porch	2008	198	C 100	4,689	Avg.	93%	100%	100%	4,361
1,350 SFLA		76.29 = $/SFLA (4)				Outbuilding Total			56,233

Accpt Land 37,000 **Accepted Bldg** 159,000 **Total** 196,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/14/2018
Sale Price	52,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.58	Acres-Road Frontage	3,000.00	1,740	100%		1,740
Total Acres 0.83		46,674.70 Per Acre			Land Total	38,740

Accpt Land 39,000 **Accepted Bldg** 0 **Total** 39,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/14/2018
Sale Price	52,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
0.74	Acres-Road Frontage	3,000.00	2,220	100%		2,220
Total Acres 0.99		24,464.65 Per Acre			Land Total	24,220

Accpt Land 24,000 **Accepted Bldg** 0 **Total** 24,000

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/19/2017
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	102,877	20,575	100%		20,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		177,875.00 Per Acre		Land Total		35,575

Dwelling Description

				Replacement Cost New	
Salt Box	One & 1/2 Story	651 Sqft	Grade C 110	Base	99,092
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	723
					0
					0
Foundation	Brick	Basement	Crawl Space	Basement	-3,373
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Economy	Economy	Good	Basic	99,544

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	67,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1890	186	C 110	10,889	Good	68%	100%	100%	7,405
Deck	1997	72	C 110	713	Good	89%	100%	100%	635
Entry	1997	72	C 110	2,772	Good	89%	100%	100%	2,467
1.5 Gar	1997	336	E 100	7,960	Good	89%	100%	100%	7,084
1 Fr	2002	216	C 110	12,645	Good	92%	100%	100%	11,633
976 SFLA		69.35 = $/SFLA (4)				Outbuilding Total			29,224

Accpt Land	36,000	Accepted Bldg	97,000	Total	133,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR
Topography Level
Utilities None
Street None

Sale Data

Sale Date	11/01/1986
Sale Price	12,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Baselot (Frct)	82,674.92	38,857	30%		11,657
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.47		46,078.72 Per Acre		Land Total		21,657

Dwelling Description **Replacement Cost New**

Ranch	One Story	416 Sqft	Grade SC75	Base	31,728
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,764
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-468
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	None	None	Average	Basic	27,910

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	17,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1950	136	E 100	1,020	Poor	46%	100%	100%	469
416 SFLA		41.60 = $/SFLA (4)				Outbuilding Total			469

Accpt Land	22,000	**Accepted Bldg**	18,000	**Total**	40,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1976
Sale Price	62,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	93%		27,900
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
84.00	Acres-Back Land	500.00	42,000	100%		42,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 90.00		1,187.78 Per Acre			Land Total	106,900

Dwelling Description

Cape Cod	One Story	720 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Wood Clapboard	Masonry Trim	None	Base	75,472
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-940
Attic	1/2 Finished			Attic	12,650
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Fair	Basic	87,182

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	47,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1830	2000	E 100	35,805	Fair	54%	100%	100%	19,335
1.75 Barn	1986	2624	E 100	53,274	Avg.	79%	100%	100%	42,086
Shed	1986	252	E 100	1,890	Avg.	79%	100%	100%	1,493
Barn	1991	960	E 100	13,536	Avg.	82%	100%	100%	11,100
Gar	1995	576	E 100	10,748	Avg.	84%	100%	100%	9,028
Gar	2000	960	E 100	17,914	Avg.	87%	100%	100%	15,585
Box Trailer	1980	7	C 100	3,500	Fair	67%	100%	100%	2,345
720 SFLA		65.39 = $/SFLA (4)					Outbuilding Total		100,972

Accpt Land 107,000 **Accepted Bldg** 148,000 **Total** 255,000

Map/Lot: U10 30
Account: 2425 Card: 1 of 1 Location: 162 KALERS CORNER ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/28/2010
Sale Price	68,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	83,562.35	16,712	100%		16,712
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.20		158,560.00 Per Acre		Land Total		31,712

Dwelling Description

Ranch	One Story	672 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	71,747
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	679
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1965	0	Standard	Standard	Average	Basic	72,426

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	47,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1990	70	C 100	630	Avg.	81%	100%	100%	510
672 SFLA		70.06 = $/SFLA (4)				Outbuilding Total			510

Accpt Land 32,000 **Accepted Bldg** 48,000 **Total** 80,000

Map/Lot: R 6 16B
Account: 2426 Card: 1 of 1 Location: 423 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1984
Sale Price	1,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.75	Acres-Road Frontage	3,000.00	2,250	100%		2,250
1.86	Acres-Back Land	500.00	930	100%		930
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.61		9,366.59 Per Acre			Land Total	43,180

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,456 Sqft	Grade C 115	Base	138,492
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,639
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,162
Attic	None			Attic	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	Standard	Standard	Average	Basic	142,293

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	112,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	72	C 115	745	Avg.	79%	100%	100%	589
Deck	1986	372	C 115	3,850	Avg.	79%	100%	100%	3,042
Shed	1986	372	C 115	4,278	Avg.	79%	100%	100%	3,380
Gar	1988	936	C 100	23,288	Avg.	80%	100%	100%	18,630
1 Fr	2000	285	C 115	17,443	Avg.	87%	100%	100%	15,175
(U)Basement	2000	285	C 115	5,244	Avg.	87%	100%	100%	4,562
1,456 SFLA		77.21 = $/SFLA (4)					Outbuilding Total		45,378

Accpt Land 43,000 **Accepted Bldg** 158,000 **Total** 201,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/08/2018
Sale Price	178,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Baselot (Frct)	17,221.44	15,844	100%		15,844
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.92		38,960.87 Per Acre			Land Total	35,844

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,230 Sqft	Grade C 100	Base	107,460
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	110,280

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	88,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1988	8	C 100	1,024	Avg.	80%	100%	100%	819
Deck	1988	36	C 100	324	Avg.	80%	100%	100%	259
Enclosed Fr Porch	1991	112	C 100	5,133	Avg.	82%	100%	100%	4,209
1.5 Att Gar	1991	1008	C 100	26,853	Avg.	82%	100%	100%	22,019
Deck	2003	1242	C 100	11,178	Avg.	89%	100%	100%	9,948
1,230 SFLA		71.73 = $/SFLA (4)				Outbuilding Total			37,254

Accpt Land 36,000 **Accepted Bldg** 125,000 **Total** 161,000

Neighborhood 2 Rural Paved 2

Zoning/Use	ROUTE 1 COM A SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/01/2002
Sale Price	139,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.37	Acres-Road Frontage	3,000.00	7,110	100%		7,110
2.63	Acres-Back Land	500.00	1,315	100%		1,315
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.00	Acres-Under Water	.00		100%		0
Total Acres 10.00		4,842.50 Per Acre		Land Total		48,425

Dwelling Description **Replacement Cost New**

Salt Box	One & 1/2 Story	1,152 Sqft	Grade C 100	Base	129,991
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	132,811

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	106,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1988	36	C 100	1,245	Avg.	80%	100%	100%	996
Entry	1994	228	C 100	7,980	Avg.	84%	100%	100%	6,703
Open Fr Porch	1994	50	C 100	1,184	Avg.	84%	100%	100%	995
Gar	1994	1008	C 100	25,079	Avg.	84%	100%	100%	21,066
Deck	1996	48	C 100	432	Avg.	85%	100%	100%	367
Deck	1997	192	E 100	1,296	Fair	81%	100%	100%	1,050
Deck	1998	72	C 100	648	Avg.	86%	100%	100%	557
Open Fr Porch	1998	264	C 100	6,252	Avg.	86%	100%	100%	5,377
1,728 SFLA		61.49 = $/SFLA (4)					Outbuilding Total		37,111

Accpt Land 48,000 **Accepted Bldg** 143,000 **Total** 191,000

Map/Lot: U13 2
Account: 2429 Card: 1 of 1 Location: 890 DEPOT ST

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND GD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1971
Sale Price	11,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 20 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Baselot (Frct)	44,932.10	23,365	100%		23,365
0.47	Acres-Landlocked/Rear	200.00	94	100%		94
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.99		43,897.98 Per Acre		Land Total		43,459

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade D 100	Base	77,793
Exterior	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 Space	Basement	-3,988
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-288
Rooms	4				
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
1983	0	Standard	Standard	Average	Basic	73,517

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	56,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1983	168	D 100	7,510	Avg.	77%	100%	100%	5,783
Shed	1983	120	E 100	900	Fair	69%	100%	100%	621
Enclosed Fr Porch	1996	192	E 100	6,599	Avg.	85%	100%	100%	5,609
Gar	1996	624	E 100	11,644	Avg.	85%	100%	100%	9,897
1,008 SFLA		56.16 = $/SFLA (4)				Outbuilding Total			21,910

Accpt Land 43,000 **Accepted Bldg** 79,000 **Total** 122,000

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/02/2005
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.27	Acres-Back Land	500.00	135	100%		135
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.27		24,288.55 Per Acre		Land Total		55,135

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	146,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,891
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	152,204

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	143,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2011	88	C 110	2,292	Avg.	94%	100%	100%	2,154
1.5 Fr	2011	198	C 110	14,719	Avg.	94%	100%	100%	13,836
(U)Basement	2011	198	C 110	3,485	Avg.	94%	100%	100%	3,276
1.5 Att Gar	2011	784	C 110	22,975	Avg.	94%	100%	100%	21,596
Open Fr Porch	2011	224	C 110	5,834	Avg.	94%	100%	100%	5,484
1,764 SFLA		81.11 = $/SFLA (4)				Outbuilding Total			46,346

Accpt Land 55,000 **Accepted Bldg** 189,000 **Total** 244,000

Map/Lot: R 1 10
Account: 2431 Card: 1 of 1 Location: 123 BROAD COVE RD E

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1995
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Baselot (Frct)	357,465	107,240	100%		107,240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.30		424,133.33 Per Acre		Land Total		127,240

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade B 100	Base	111,545
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1975	0	Standard	Standard	Good	Basic	111,545

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	100%	87,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1988	50	B 100	594	Avg.	80%	100%	100%	475
Deck	1988	255	B 100	3,029	Avg.	80%	100%	100%	2,423
Stairs	2004	60	B 100	950	Avg.	90%	100%	100%	855
Shed	2009	80	C 100	800	Avg.	93%	100%	100%	744
864 SFLA		100.70 = $/SFLA (4)				Outbuilding Total			4,497

Accpt Land 127,000 **Accepted Bldg** 92,000 **Total** 219,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Septic System
Street Paved

Sale Data

Sale Date	03/23/2016
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	50%		10,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
8.44	Acres-Back Land	500.00	4,220	100%		4,220
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 10.94		2,351.01 Per Acre			Land Total	25,720

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Map/Lot: R 9 9
Account: 2433 Card: 1 of 2 Location: 570 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/03/2007
Sale Price	384,800
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
53	$/LF -Water Frontage	150.00	7,950	90%		7,155
0.30	Acres-Water Acreage	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		75,719.57 Per Acre		Land Total		174,155

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	832 Sqft	Grade C 110	Base	130,191
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,386
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
1965	2002	Standard	Standard	Good	Basic	132,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	129,925

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1965	1	C 110	2,200	Good	98%	100%	100%	2,156
1 Fr	1965	81	C 110	4,742	Good	98%	100%	100%	4,647
Deck	2002	45	C 110	446	Good	92%	100%	100%	410
1 Fr	2002	256	C 110	14,987	Good	92%	100%	100%	13,788
Shed	1965	256	C 110	2,816	Good	73%	100%	100%	2,056
Deck	2010	324	C 110	3,208	Good	96%	100%	100%	3,080
1,456 SFLA		89.23 = $/SFLA (4)				Outbuilding Total			26,137

Accpt Land 174,000 **Accepted Bldg** 156,000 **Total** 330,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/03/2007
Sale Price	384,800
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Dwelling Description

Ranch	One Story	816 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Wood Shingle	Masonry Trim	None	Base	89,643
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,337
Rooms	3				
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
2003	0	Standard	Standard	Good	Basic	90,980

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	60%	100%	50,221

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	48	C 110	1,251	Good	92%	100%	100%	1,151
Deck	2003	32	C 110	317	Good	92%	100%	100%	292
816 SFLA		61.55 = $/SFLA (4)				Outbuilding Total			1,443

Accpt Land 0 **Accepted Bldg** 52,000 **Total** 52,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	174,000	156,000	330,000	174,000	156,000	330,000
2	0	52,000	52,000	0	52,000	52,000
TOTAL	174,000	208,000	382,000	174,000	208,000	382,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
7.00	Acres-Back Land	500.00	3,500	100%		3,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		5,111.11 Per Acre		Land Total		46,000

Dwelling Description **Replacement Cost New**

Gambrel	One & 3/4 Story	864 Sqft	Grade D 100	Base	101,847
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,472
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,540
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
1987	0	Standard	Standard	Fair	Basic	93,835

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	72%	85%	100%	57,427

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	192	D 100	1,452	Avg.	79%	100%	100%	1,147
Shed	1996	192	E 100	1,440	Avg.	85%	100%	100%	1,224
1,512 SFLA		37.98 = $/SFLA (4)				Outbuilding Total			2,371

Accpt Land 46,000 **Accepted Bldg** 60,000 **Total** 106,000

Map/Lot: R 6 4
Account: 2435 Card: 1 of 1 Location: 254 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1959
Sale Price	11,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.39	Acres-Road Frontage	3,000.00	7,170	100%		7,170
1.68	Acres-Back Land	500.00	840	100%		840
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.07		7,909.39 Per Acre			Land Total	48,010

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,376 Sqft	Grade C 100	Base	144,897
Exterior	Asbestos Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	149,852

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	92,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1880	18	C 100	2,304	Avg.	62%	100%	100%	1,428
Bay Window	1880	18	C 100	2,304	Avg.	62%	100%	100%	1,428
Enclosed Fr Porch	1880	204	C 100	9,349	Avg.	62%	100%	100%	5,796
Open Fr Porch	1880	36	C 100	852	Avg.	62%	100%	100%	528
Deck	1880	120	C 100	1,080	Avg.	62%	100%	100%	670
Shed	1880	336	C 100	3,360	Avg.	62%	100%	100%	2,083
1.75 Gar	1950	1120	C 100	40,118	Avg.	62%	100%	100%	24,873
2,064 SFLA		45.01 = $/SFLA (4)					Outbuilding Total		36,806

Accpt Land 48,000 **Accepted Bldg** 130,000 **Total** 178,000

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
2.00	Acres-Water Acreage	.00		100%		0
3.80	Acres-Road Frontage	3,000.00	11,400	100%		11,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.80		17,487.18 Per Acre		Land Total		136,400

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,176 Sqft	Grade B 100	Base	195,281
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,048
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	2003	Standard	Standard	Average	Basic	207,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	149,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1983	300	B 100	3,564	Avg.	77%	100%	100%	2,744
1.5 Fr	2003	192	B 100	17,127	Avg.	89%	100%	100%	15,243
(U)Basement	2003	192	B 100	4,055	Avg.	89%	100%	100%	3,609
1.5 Gar	2003	728	B 100	30,357	Avg.	89%	100%	100%	27,018
(U)Basement	2003	728	B 100	15,375	Avg.	89%	100%	100%	13,684
2,058 SFLA		72.76 = $/SFLA (4)					Outbuilding Total		62,298

Accpt Land 136,000 **Accepted Bldg** 212,000 **Total** 348,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/22/2006
Sale Price	31,680
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 2.30		16,043.48 Per Acre		Land Total		36,900

Accpt Land 37,000 **Accepted Bldg** 0 **Total** 37,000

Map/Lot: R 3 29
Account: 2438 Card: 1 of 1 Location: 205 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/07/2012
Sale Price	79,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.30	Acres-Road Frontage	3,000.00	9,900	100%		9,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.40	Acres-Back Land	500.00	700	100%		700
Total Acres 6.70		7,552.24 Per Acre			Land Total	50,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	644 Sqft	Grade C 100	Base	89,526
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,439
Rooms	4				
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	0	Standard	Standard	Average	Basic	90,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1960	84	C 100	3,850	Avg.	62%	100%	100%	2,387
Enclosed Fr Porch	1983	144	C 100	6,600	Avg.	77%	100%	100%	5,082
Green House Hoop	2013	200	E 100	549	Fair	94%	100%	100%	516
966 SFLA		58.38 = $/SFLA (4)					Outbuilding Total		7,985

Accpt Land 51,000 **Accepted Bldg** 64,000 **Total** 115,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1996
Sale Price	39,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		19,831.68 Per Acre		Land Total		40,060

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,431 Sqft	Grade E 75	Base	66,868
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	68,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	60,924

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1992	64	E 100	480	Fair	77%	100%	100%	370
Deck	2004	360	C 100	3,240	Avg.	90%	100%	100%	2,916
1,431 SFLA		42.57 = $/SFLA (4)				Outbuilding Total			3,286

Accpt Land	40,000	**Accepted Bldg**	64,000	**Total**	104,000

Map/Lot: R19 27
Account: 2440 Card: 1 of 1 Location: 283 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Baselot (Frct)	12,836.05	17,970	100%		17,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.40		27,121.43 Per Acre		Land Total		37,970

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	960 Sqft	Grade C 100	Base	88,735
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-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
1974	0	Standard	Standard	Fair	Basic	88,409

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	54,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1974	160	E 100	1,200	Avg.	71%	100%	100%	852
Deck	1991	336	C 100	3,024	Avg.	82%	100%	100%	2,480
Gar	2007	768	E 100	14,331	Avg.	92%	100%	100%	13,185
960 SFLA		57.10 = $/SFLA (4)					Outbuilding Total		16,517

Accpt Land 38,000 **Accepted Bldg** 71,000 **Total** 109,000

Map/Lot: R 8 44
Account: 2441 Card: 1 of 1 Location: 2546 FRIENDSHIP RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/23/2003
Sale Price	74,700
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
3.80	Acres-Road Frontage	3,000.00	11,400	100%		11,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.80		9,293.10 Per Acre		Land Total		53,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	782 Sqft	Grade C 100	Base	100,519
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1820	0	Standard	Standard	Fair	Basic	100,519

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	54,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1820	120	C 100	5,500	Fair	54%	100%	100%	2,970
1 Fr	1820	104	C 100	5,535	Fair	54%	100%	100%	2,989
Enclosed Fr Porch	1820	98	C 100	4,491	Fair	54%	100%	100%	2,425
1 Fr	1820	256	C 100	13,624	Fair	54%	100%	100%	7,357
(U)Basement	1820	256	C 100	4,096	Fair	54%	100%	100%	2,212
Shed	2006	192	E 100	1,440	Fair	88%	100%	100%	1,267
Shed	2007	100	E 100	750	Fair	89%	300%	100%	2,004
1,173 SFLA		46.27 = $/SFLA (4)					Outbuilding Total		21,224

Accpt Land 54,000 **Accepted Bldg** 76,000 **Total** 130,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.23	Acres-Road Frontage	3,000.00	21,690	100%		21,690
15.14	Acres-Back Land	500.00	7,570	100%		7,570
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 24.37		2,842.02 Per Acre			Land Total	69,260

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	1,440 Sqft	Grade C 110	Base	203,320
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	10,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,540
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	222,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	175,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	432	C 110	4,277	Avg.	79%	100%	100%	3,379
Open Fr Porch	1986	288	C 110	7,502	Avg.	79%	100%	100%	5,927
1.75 Gar	1983	832	E 100	22,352	Avg.	77%	100%	100%	17,211
2,160 SFLA		81.41 = $/SFLA (4)					Outbuilding Total		26,517

Accpt Land 69,000 **Accepted Bldg** 202,000 **Total** 271,000

Map/Lot: R 9 50
Account: 2443 Card: 1 of 1 Location: 1266 BACK COVE RD

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1978
Sale Price	32,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	250,000	125,000	100%		125,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
0.60	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.10		145,454.55 Per Acre		Land Total		160,000

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	595 Sqft	Grade C 110	Base	119,839
Exterior	Wood 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 Space	Basement	-3,083
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,618
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Standard	Standard	Average	Basic	120,304

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	86,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1975	160	C 110	9,366	Avg.	72%	100%	100%	6,744
1 Fr	1975	189	C 110	11,065	Avg.	72%	100%	100%	7,967
1.5 Gar	1975	240	C 100	7,582	Avg.	72%	100%	100%	5,459
Shed	1975	180	C 100	1,800	Avg.	72%	100%	100%	1,296
Boathouse	1975	325	C 100	7,488	Avg.	72%	100%	100%	5,391
Shed	2012	35	C 100	350	Avg.	95%	100%	100%	332
1,190 SFLA		72.79 = $/SFLA (4)				Outbuilding Total			27,189

Accpt Land 160,000 **Accepted Bldg** 114,000 **Total** 274,000

Map/Lot: R 3 29F
Account: 2444 Card: 1 of 1 Location: 277 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1996
Sale Price	17,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.34	Acres-Road Frontage	3,000.00	4,020	100%		4,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.34		13,179.64 Per Acre		Land Total		44,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Liberty M/H	1986	14X56	B 100	38,528	Poor	30%	20%	100%	2,312
Shed	1989	240	E 100	1,800	Poor	67%	100%	100%	1,206
Commodore M/H	1984	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
1,708 SFLA		60.74 = $/SFLA (4)				Outbuilding Total			18,328

Accpt Land 44,000 **Accepted Bldg** 18,000 **Total** 62,000

Map/Lot: R22 33A
Account: 2445 Card: 1 of 1 Location: 572 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1986
Sale Price	4,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		14,333.33 Per Acre		Land Total		43,000

Dwelling Description **Replacement Cost New**

Colonial	Two Story	576 Sqft	Grade E 100	Base	80,260
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	436
					0
					0
Foundation	Posts	Basement	None	Basement	-3,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,410
Attic	None			Attic	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	Standard	Standard	Average	Basic	78,849

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	63,868

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1990	216	E 100	1,458	Avg.	81%	100%	100%	1,181
1.75 Gar	1995	672	E 100	18,053	Avg.	84%	100%	100%	15,165
Open Shed	2005	352	E 100	2,112	Avg.	91%	100%	100%	1,922
1,152 SFLA		55.44 = $/SFLA (4)				Outbuilding Total			18,268

Accpt Land 43,000 **Accepted Bldg** 82,000 **Total** 125,000

Map/Lot: U 7 18
Account: 2446 Card: 1 of 1 Location: 2099 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Dug WellOn Another Lot
Street Paved

Sale Data

Sale Date 08/01/1987
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	27,519.44	41,279	100%		41,279
0.70	Acres-Wasteland/Bog	100.00	70	100%		70
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.20		34,704.09 Per Acre		Land Total		76,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 14	1987	4920	E 100	197,304	Avg.	79%	100%	100%	155,870
Auto Repair 14	1995	1200	E 100	48,123	Avg.	84%	100%	100%	40,423
								Outbuilding Total	196,293

Accpt Land 76,000 **Accepted Bldg** 196,000 **Total** 272,000

Map/Lot: R19 4A
Account: 2447 Card: 1 of 1 Location: 1221 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1984 BURLINGTON 14 X 70
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.34	Acres-Road Frontage	3,000.00	1,020	100%		1,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.34		17,529.91 Per Acre		Land Total		41,020

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1984	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
1.75 Gar		1993	864	E 100	23,211	Avg.	83%	100%	100%	19,265
Deck		2011	336	C 100	3,024	Avg.	94%	100%	100%	2,843
924 SFLA			85.99 = $/SFLA (4)				Outbuilding Total			47,286

Accpt Land 41,000 **Accepted Bldg** 47,000 **Total** 88,000

Map/Lot: U11 46
Account: 2448 Card: 1 of 1 Location: 98 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities Public WaterSeptic System
Street Paved

Sale Data

Sale Date	08/01/1996
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	95%		19,000
0.09	Acres-Back Land	500.00	45	100%		45
Total Acres 0.59		69,567.80 Per Acre		Land Total		41,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1980	14X56	A 100	41,888	Fair	40%	100%	100%	16,755
Gar	1996	576	E 100	10,748	Avg.	85%	100%	100%	9,136
784 SFLA		122.72 = $/SFLA (4)				Outbuilding Total			25,891

Accpt Land 41,000 **Accepted Bldg** 26,000 **Total** 67,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/22/2013
Sale Price	128,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Baselot (Frct)	49,954.84	31,971	100%		31,971
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.64		81,204.69 Per Acre		Land Total		51,971

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	728 Sqft	Grade C 100	Base	94,313
Exterior	Concrete Block	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Average	Basic	94,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	58,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1955	270	C 100	12,374	Avg.	62%	100%	100%	7,672
Gar	1955	300	C 100	7,464	Avg.	62%	100%	100%	4,628
Shed	2002	120	C 100	1,200	Avg.	89%	100%	100%	1,068
1,092 SFLA		53.55 = $/SFLA (4)					Outbuilding Total		13,368

Accpt Land	52,000	**Accepted Bldg**	72,000	**Total**	124,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1996
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1973 HERTIAGE 14 X 72
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.02	Acres-Back Land	500.00	1,010	100%		1,010
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.02		10,201.49 Per Acre		Land Total		41,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hertiage M/H	1973	14X68	C 100	40,732	Avg.	51%	100%	100%	20,773
MH Basement	1973	952	C 100	15,232	Avg.	70%	100%	100%	10,662
Shed	1973	128	E 100	960	Avg.	70%	100%	100%	672
Gar	1984	480	E 100	8,956	Avg.	77%	100%	100%	6,896
Shed	2009	216	E 100	1,620	Avg.	93%	100%	100%	1,507
Deck	2006	355	C 100	3,195	Avg.	91%	100%	100%	2,907
Entry	2006	96	C 100	3,360	Avg.	91%	100%	100%	3,058
952 SFLA		83.24 = $/SFLA (4)				Outbuilding Total			46,475

Accpt Land 41,000 **Accepted Bldg** 46,000 **Total** 87,000

Map/Lot: R 3 54
Account: 2451 Card: 1 of 1 Location: 988 OLD COUNTY RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Baselot (Frct)	58,519.25	45,060	66%		29,739
50	$/LF -Water Frontage	100.00	5,000	100%		5,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.77		58,102.60 Per Acre		Land Total		44,739

Dwelling Description

					Replacement Cost New
Ranch	One Story	720 Sqft	Grade SC100	Base	56,604
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,080
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	Standard	None	Average	Basic	53,409

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	35,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1967	516	C 100	4,644	Avg.	66%	100%	100%	3,065
720 SFLA		48.96 = $/SFLA (4)				Outbuilding Total			3,065

Accpt Land 45,000 **Accepted Bldg** 38,000 **Total** 83,000

Name: ANDERSON, SABRA G
GOFF, HARRIS V & ANGELA M
Account: 2452 Card: 1 of 1

Map/Lot: R 2 68
Location: 690 DUTCH NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/26/2012
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	50%		21,944
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		22,795.65 Per Acre		Land Total		41,944

Dwelling Description

					Replacement Cost New
Colonial	Two Story	1,080 Sqft	Grade D 100	Base	132,908
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,197
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,703
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,948
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1973	0	Standard	Standard	Poor	Basic	143,885

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	49%	100%	100%	70,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1973	478	D 100	4,015	Poor	49%	100%	100%	1,967
(U)Basement	1973	478	D 100	6,424	Poor	49%	100%	100%	3,148
1 Fr	1973	260	D 100	11,623	Poor	49%	100%	100%	5,695
(U)Basement	1973	260	D 100	3,494	Poor	49%	100%	100%	1,712
Deck	1973	144	D 100	1,089	Poor	49%	100%	100%	534
2,160 SFLA		32.64 = $/SFLA (4)					Outbuilding Total		13,056

Accpt Land 42,000 **Accepted Bldg** 84,000 **Total** 126,000

Map/Lot: R 4 25
Account: 2453 Card: 1 of 1 Location: 411 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Above Street
Utilities None
Street None

Sale Data

Sale Date	08/17/2016
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
121.43	Acres-Unimprov. R/W	300.00	36,429	100%		36,429
14.00	Acres-Wasteland/Bog	100.00	1,400	100%		1,400
Total Acres 137.43		537.21 Per Acre			Land Total	73,829

Accpt Land 74,000 **Accepted Bldg** 0 **Total** 74,000

Map/Lot: U11 40
Account: 2454 Card: 1 of 1 Location: 777 MAIN ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/14/2011
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
7.26	Acres-Road Frontage	3,000.00	21,780	100%		21,780
11.44	Acres-Back Land	500.00	5,720	100%		5,720
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 20.20		3,445.54 Per Acre			Land Total	69,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1880	984	C 100	54,543	Avg.	80%	100%	100%	43,634
(U)Basement	1880	444	C 100	7,104	Avg.	80%	100%	100%	5,683
(F)Attic	1880	396	C 100	9,900	Avg.	80%	100%	100%	7,920
Shed	2016	288	E 100	2,160	Avg.	97%	100%	100%	2,095
Canopy	2016	144	E 100	950	Avg.	97%	100%	100%	922
Canopy	2016	240	E 100	1,584	Avg.	97%	100%	100%	1,536
								Outbuilding Total	61,790

Accpt Land 70,000 **Accepted Bldg** 62,000 **Total** 132,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/07/2018
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
8.25	Acres-Back Land	500.00	4,125	100%		4,125
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.25		4,109.76 Per Acre		Land Total		42,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	2002	924	C 100	3,132	Avg.	89%	100%	100%	2,787
						Outbuilding Total			2,787

Accpt Land	42,000	**Accepted Bldg**	3,000	**Total**	45,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1995
Sale Price	12,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
2.20	Acres-Road Frontage	3,000.00	6,600	100%		6,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.20		11,154.76 Per Acre		Land Total		46,850

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	157,227
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,212
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	163,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	142,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1999	80	C 110	3,080	Avg.	87%	100%	100%	2,680
1.5 Gar	1999	840	C 110	29,190	Avg.	87%	100%	100%	25,395
Deck	1999	70	C 110	693	Avg.	87%	100%	100%	603
Deck	2016	360	C 110	3,564	Avg.	97%	100%	100%	3,457
1.5 Gar	2016	576	E 100	13,647	Avg.	97%	100%	100%	13,238
1,960 SFLA		72.59 = $/SFLA (4)				Outbuilding Total			45,373

Accpt Land 47,000 **Accepted Bldg** 188,000 **Total** 235,000

Map/Lot: R 2 71
Account: 2457 Card: 1 of 1 Location: 786 DUTCH NECK RD

Neighborhood 16	River Tidal 2
Tree Growth	2009
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1991
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2009 (BROWN)		
Reference 2	FARMLAND 2009 (BROWN)		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
0.87	Acres-Road Frontage	3,000.00	2,610	100%		2,610
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
5.00	Acres-Pasture F&O	350.00	1,750	100%		1,750
3.00	Acres-Mixed Wood F&O	408.00	1,224	100%		1,224
Total Acres 10.87		14,957.13 Per Acre		Land Total		162,584

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,022 Sqft	Grade B 100	Base	157,919
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1879	1992	Standard	Standard	Good	Basic	157,919

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	143,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1992	196	B 100	6,126	Good	87%	100%	100%	5,330
Deck	1992	324	B 100	3,849	Good	87%	100%	100%	3,349
Barn	1992	1000	B 100	24,816	Good	87%	100%	100%	21,590
(U)Basement	1992	1000	B 100	21,120	Good	87%	100%	100%	18,374
Deck	1992	48	B 100	570	Good	87%	100%	100%	496
1/2 (F) Attic	2000	1000	B 100	26,400	Good	90%	100%	100%	23,760
Shed	2000	140	B 100	1,848	Good	91%	100%	100%	1,682
Deck	2000	80	B 100	950	Good	91%	100%	100%	864
1,533 SFLA		93.74 = $/SFLA (4)				Outbuilding Total			75,445

Accpt Land 163,000 **Accepted Bldg** 219,000 **Total** 382,000

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/30/2016
Sale Price	167,333
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
400	$/LF -Water Frontage	100.00	40,000	50%	Access	20,000
4.00	Acres-Water Acreage	.00		100%		0
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
15.00	Acres-Back Land	500.00	7,500	100%		7,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 23.00		3,304.35 Per Acre		Land Total		76,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,104 Sqft	Grade C 100	Base	124,916
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,467
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	129,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	107,288

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1993	170	C 100	1,530	Avg.	83%	100%	100%	1,270
1,656 SFLA		64.79 = $/SFLA (4)				Outbuilding Total			1,270

Accpt Land 76,000 **Accepted Bldg** 109,000 **Total** 185,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
	170

Sale Data

Sale Date	04/15/2008
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Baselot (Frct)	84,902.14	25,471	50%		12,735
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.30		109,116.67 Per Acre		Land Total		32,735

Dwelling Description **Replacement Cost New**

Ranch	One Story	315 Sqft	Grade E 100	Base	37,553
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,781
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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
1900	0	Standard	Standard	Average	Basic	35,772

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	22,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	70	E 100	525	Avg.	62%	100%	100%	325
Open Fr Porch	1900	14	E 100	249	Avg.	62%	100%	100%	154
1 Fr	2000	320	E 100	12,772	Avg.	87%	100%	100%	11,112
Deck	2003	210	E 100	1,418	Avg.	89%	100%	100%	1,262
Gar	2003	576	C 100	14,331	Avg.	89%	100%	100%	12,755
Canopy	2009	160	E 100	1,056	Avg.	93%	100%	100%	982
315 SFLA		70.41 = $/SFLA (4)					Outbuilding Total		26,590

Accpt Land 33,000 **Accepted Bldg** 49,000 **Total** 82,000

Map/Lot: R 3 36
Account: 2460 Card: 1 of 1 Location: 31 SPRAGUE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1994
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.00	Acres-Road Frontage	3,000.00	21,000	100%		21,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.00		6,777.78 Per Acre		Land Total		61,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	2007	1800	C 100	56,862	Avg.	92%	100%	100%	52,313
(F) Gar	2007	1800	C 100	90,000	Avg.	92%	85%	100%	70,380
Deck	2007	204	C 100	1,836	Avg.	92%	100%	100%	1,689
Deck	2007	340	C 100	3,060	Avg.	92%	100%	100%	2,815
						Outbuilding Total			127,197

Accpt Land 61,000 **Accepted Bldg** 127,000 **Total** 188,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1994
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
1.75	Acres-Road Frontage	3,000.00	5,250	100%		5,250
5.56	Acres-Back Land	500.00	2,780	100%		2,780
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.31		6,394.20 Per Acre		Land Total		59,530

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	656 Sqft	Grade C 100	Base	90,482
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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
1914	0	Standard	Standard	Good	Basic	90,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	61,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1914	240	C 100	5,683	Good	68%	100%	100%	3,864
Shed	1914	204	E 100	1,530	Fair	54%	100%	100%	826
Shed	1914	144	E 100	1,080	Poor	46%	50%	100%	248
1.5 Fr	2002	255	C 100	17,233	Good	92%	100%	100%	15,854
(U)Basement	2002	255	C 100	4,080	Good	92%	100%	100%	3,754
984 SFLA		62.53 = $/SFLA (4)					Outbuilding Total		24,546

Accpt Land 60,000 **Accepted Bldg** 86,000 **Total** 146,000

Map/Lot: R14 12
Account: 2462 Card: 1 of 1 Location: 647 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/31/2017
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.26	Acres-Road Frontage	3,000.00	12,780	100%		12,780
0.19	Acres-Back Land	500.00	95	100%		95
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.45		8,197.67 Per Acre			Land Total	52,875

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	840 Sqft	Grade C 100	Base	132,510
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	1980	Standard	Standard	Average	Basic	135,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	83,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1948	144	C 100	7,664	Avg.	62%	100%	100%	4,752
Deck	1948	112	C 100	1,008	Avg.	62%	100%	100%	625
Shed	1948	160	E 100	1,200	Avg.	62%	100%	100%	744
Shed	1948	48	E 100	360	Avg.	62%	100%	100%	223
Shed	1948	80	E 100	600	Avg.	62%	100%	100%	372
1.5 Gar	1982	884	C 100	27,926	Avg.	76%	100%	100%	21,224
1,680 SFLA		49.94 = $/SFLA (4)					Outbuilding Total		27,940

Accpt Land 53,000 **Accepted Bldg** 112,000 **Total** 165,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1999
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.57	Acres-Road Frontage	3,000.00	1,710	100%		1,710
0.87	Acres-Back Land	500.00	435	100%		435
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.44		12,251.45 Per Acre			Land Total	42,145

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	121,246
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1978	0	Standard	Standard	Average	Basic	121,246

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	88,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1978	1	C 100	2,000	Avg.	73%	100%	100%	1,460
1 Fr	1978	392	C 100	20,862	Avg.	73%	100%	100%	15,229
(U)Basement	1978	392	C 100	6,272	Avg.	73%	100%	100%	4,579
Open Shed	1978	432	C 100	3,456	Avg.	73%	100%	100%	2,523
1,512 SFLA		58.54 = $/SFLA (4)					Outbuilding Total		23,791

Accpt Land 42,000 **Accepted Bldg** 112,000 **Total** 154,000

Map/Lot: R 9 91
Account: 2464 Card: 1 of 1 Location: 400 DEAVER RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/01/1969
Sale Price	4,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
14	$/LF -Water Frontage	150.00	2,100	90%		1,890
0.14	Acres-Water Acreage	.00		100%		0
2.27	Acres-Road Frontage	3,000.00	6,810	100%		6,810
42.28	Acres-Back Land	500.00	21,140	100%		21,140
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 50.69		3,654.37 Per Acre		Land Total		185,240

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,134 Sqft	Grade B 100	Base	132,573
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-509
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	7,484
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	Standard	Standard	Average	Basic	146,947

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	105,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1975	120	B 100	8,430	Avg.	72%	100%	100%	6,070
(U)Basement	1975	120	B 100	2,534	Avg.	72%	100%	100%	1,824
Patio	1975	156	B 100	997	Avg.	72%	100%	100%	718
Gar	1975	462	B 100	15,173	Avg.	72%	100%	100%	10,925
1,134 SFLA		93.30 = $/SFLA (4)				Outbuilding Total			19,537

Accpt Land 185,000 **Accepted Bldg** 125,000 **Total** 310,000

Map/Lot: U 9 18A
Account: 2465 Card: 1 of 1 Location: 1502 ATLANTIC HWY

Neighborhood 7	Rt 1 Com B .5
Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	5 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	7

Sale Data

Sale Date	05/01/1977
Sale Price	2,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Baselot (Frct)	286,231	51,522	30%		15,456
Total Acres 0.18		85,866.67 Per Acre			Land Total	15,456

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Map/Lot: U 9 12
Account: 2466 Card: 1 of 1 Location: 1504 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND LC
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 0 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1970	600	C 110	47,045	Avg.	68%	100%	100%	31,991
Basement 8	1970	600	C 110	16,282	Avg.	68%	100%	100%	11,072
							Outbuilding Total		43,063

Accpt Land 0 **Accepted Bldg** 43,000 **Total** 43,000

Map/Lot: R 24 14
Account: 2467 Card: 1 of 1 Location: 317 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.73	Acres-Road Frontage	3,000.00	17,190	100%		17,190
4.89	Acres-Back Land	500.00	2,445	100%		2,445
6.40	Acres-Wasteland/Bog	100.00	640	100%		640
Total Acres 19.02		2,012.36 Per Acre			Land Total	38,275

Accpt Land 38,000 **Accepted Bldg** 0 **Total** 38,000

Map/Lot: R 5 43
Account: 2468 Card: 1 of 1 Location: 104 OLD COUNTY RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	08/09/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		14,333.33 Per Acre		Land Total		43,000

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	925 Sqft	Grade D 100	Base	73,464
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,929
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,554
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,885
FirePlaces	1			Fireplace	3,129
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Fair	Basic	75,995

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	41,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1890	359	D 100	2,714	Fair	54%	100%	100%	1,466
1.5 Barn	1890	576	E 100	10,312	Poor	46%	100%	100%	4,744
Shed	1890	312	E 100	2,340	Poor	46%	100%	100%	1,076
925 SFLA		44.36 = $/SFLA (4)						Outbuilding Total	7,286

Accpt Land 43,000 **Accepted Bldg** 48,000 **Total** 91,000

Map/Lot: R10 19
Account: 2469 Card: 1 of 1 Location: 2998 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Baselot (Frct)	47,879.24	32,558	50%		16,279
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.68		53,351.47 Per Acre		Land Total		36,279

Dwelling Description

					Replacement Cost New
Cape Cod	One Story	900 Sqft	Grade C 100	Base	85,904
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,341
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,500
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	Standard	Standard	Average	Basic	91,745

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	56,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1955	112	C 100	5,133	Avg.	62%	100%	100%	3,182
Deck	1955	36	C 100	324	Avg.	62%	100%	100%	201
Shed	1993	168	E 100	1,260	Avg.	83%	100%	100%	1,046
900 SFLA		63.20 = $/SFLA (4)					Outbuilding Total		4,429

Accpt Land 36,000 **Accepted Bldg** 61,000 **Total** 97,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/03/2007
Sale Price	195,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Baselot (Frct)	22,820.45	44,728	100%		44,728
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.96		33,024.49 Per Acre		Land Total		64,728

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,092 Sqft	Grade C 110	Base	137,733
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	2009	Standard	Standard	Average	Basic	140,835

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	82,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1997	780	E 100	20,955	Avg.	86%	100%	100%	18,021
Canopy	1997	420	E 100	2,772	Avg.	86%	100%	100%	2,384
Shed	1997	112	E 100	840	Avg.	86%	100%	100%	722
1 Fr	2009	384	C 110	22,480	Avg.	93%	100%	100%	20,906
(U)Basement	2009	384	C 110	6,758	Avg.	93%	100%	100%	6,285
Enclosed Fr Porch	2009	96	C 110	4,840	Avg.	93%	100%	100%	4,501
Deck	2009	224	C 110	2,218	Avg.	93%	100%	100%	2,063
1,638 SFLA		50.64 = $/SFLA (4)				Outbuilding Total			54,882

Accpt Land 65,000 **Accepted Bldg** 138,000 **Total** 203,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/17/2017
Sale Price	175,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	70%		105,000
333	$/LF -Water Frontage	150.00	49,950	100%		49,950
3.33	Acres-Water Acreage	.00		100%		0
1.37	Acres-Road Frontage	3,000.00	4,110	100%		4,110
11.78	Acres-Back Land	500.00	5,890	100%		5,890
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.48		10,008.12 Per Acre		Land Total		184,950

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,012 Sqft	Grade C 100	Base	93,787
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			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
1959	2018	Standard	Standard	Average	Basic	97,092

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	60,197

Accpt Land	185,000	Accepted Bldg	60,000	Total	245,000

Map/Lot: R 7 16- 9
Account: 2472 Card: 1 of 1 Location: 961 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/2000
Sale Price	88,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	59,377.86	29,689	80%		23,751
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.50		87,502.00 Per Acre		Land Total		43,751

Dwelling Description

Ranch	One Story	896 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	85,656
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,335
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	Floor & Stairs			Attic	4,480
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	Standard	Standard	Average	Basic	93,351

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	63,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1970	388	C 100	20,649	Avg.	68%	100%	100%	14,041
Enclosed Fr Porch	1970	30	C 100	1,375	Avg.	68%	100%	100%	935
Gar	1970	576	E 100	10,748	Avg.	68%	100%	100%	7,309
Deck	2015	128	C 100	1,152	Avg.	97%	100%	100%	1,117
896 SFLA		70.85 = $/SFLA (4)					Outbuilding Total		23,402

Accpt Land	44,000	Accepted Bldg	87,000	Total	131,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/14/2005
Sale Price	335,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	20 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.80	Acres-Road Frontage	3,000.00	8,400	100%		8,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.80		10,083.33 Per Acre		Land Total		48,400

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,422 Sqft	Grade B 100	Base	157,742
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,797
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	Floor & Stairs			Attic	9,385
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	2003	Standard	Standard	Good	Basic	179,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	175,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1820	144	B 100	4,501	Good	98%	100%	100%	4,411
Cabin	2002	432	C 100	16,286	Avg.	89%	100%	100%	14,495
Open Fr Porch	2002	72	C 100	1,705	Avg.	89%	100%	100%	1,517
Shed	2008	96	E 100	720	Avg.	93%	100%	100%	670
1,422 SFLA		123.52 = $/SFLA (4)				Outbuilding Total			21,093

Accpt Land 48,000 **Accepted Bldg** 197,000 **Total** 245,000

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1991
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.35	Acres-Road Frontage	3,000.00	7,050	100%		7,050
2.95	Acres-Back Land	500.00	1,475	100%		1,475
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.30		6,159.64 Per Acre		Land Total		51,125

Dwelling Description **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 110	Base	98,593
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	98,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	80,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1998	240	C 100	2,160	Avg.	86%	100%	100%	1,858
Shed	1900	228	E 100	1,710	Fair	54%	100%	100%	923
Box Trailer	1980	1	C 100	500	Fair	67%	100%	100%	335
960 SFLA		84.21 = $/SFLA (4)				Outbuilding Total			3,116

Accpt Land	51,000	**Accepted Bldg**	84,000	**Total**	135,000

Map/Lot: R 9 32
Account: 2475 Card: 1 of 1 Location: 921 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	52,263.40	31,358	50%		15,679
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		59,465.00 Per Acre		Land Total		35,679

Dwelling Description **Replacement Cost New**

Ranch	One Story	725 Sqft	Grade D 100	Base	63,032
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	615
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-2,868
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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	Standard	Standard	Average	Basic	60,779

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	37,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1920	128	D 100	968	Avg.	62%	100%	100%	600
Shed	1920	96	D 100	806	Avg.	62%	100%	100%	500
Shed	2014	168	D 100	1,411	Avg.	96%	100%	100%	1,355
Gar	2015	900	C 100	22,392	Avg.	97%	100%	100%	21,720
725 SFLA		51.98 = $/SFLA (4)					Outbuilding Total		24,175

Accpt Land 36,000 **Accepted Bldg** 62,000 **Total** 98,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/28/2005
Sale Price	104,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Baselot (Frct)	26,303.86	42,086	70%		29,460
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	R/W -Right of Way	10,000.00	10,000	100%		10,000
Total Acres 1.60		37,162.50 Per Acre		Land Total		59,460

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	780 Sqft	Grade D 100	Base	66,558
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	1/2 Finished			Attic	11,512
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	Standard	Standard	Fair	Basic	80,439

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	43,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1965	728	D 100	32,545	Fair	54%	100%	100%	17,574
(U)Basement	1965	728	D 100	9,784	Fair	54%	100%	100%	5,283
Open Fr Porch	1965	80	D 100	1,591	Fair	54%	100%	100%	859
Enclosed Fr Porch	1965	160	D 100	6,160	Fair	54%	100%	100%	3,326
Deck	1965	128	D 100	968	Fair	54%	100%	100%	523
780 SFLA		55.69 = $/SFLA (4)					Outbuilding Total		27,565

Accpt Land 59,000 **Accepted Bldg** 71,000 **Total** 130,000

Map/Lot: R24 44A
Account: 2477 Card: 1 of 1 Location: 671 SIDELINGER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Below Street
Utilities Dug Well
Street Right-Of-Way

Sale Data

Sale Date	05/01/1981
Sale Price	8,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
76.00	Acres-Back Land	500.00	38,000	100%		38,000
12.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	75%		15,000
Total Acres 100.00		974.00 Per Acre		Land Total		97,400

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	500 Sqft	Grade E 100	Base	66,278
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,312
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	Standard	None	Average	Basic	62,851

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	47,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1981	164	C 100	1,476	Avg.	75%	100%	100%	1,107
Gar	1986	576	E 100	10,748	Avg.	79%	100%	100%	8,491
875 SFLA		53.87 = $/SFLA (4)				Outbuilding Total			9,598

Accpt Land 97,000 **Accepted Bldg** 57,000 **Total** 154,000

Map/Lot: R23 3
Account: 2478 Card: 1 of 1 Location: 3325 WASHINGTON RD

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1994
Sale Price	40,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1994 PENN LYON 24 X 32
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	80%	Topography	48,000
0.63	Acres-Road Frontage	3,000.00	1,890	100%		1,890
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.63		26,574.14 Per Acre			Land Total	69,890

Dwelling Description / **Replacement Cost New**

Modular Home	One Story	768 Sqft	Grade C 100	Base	77,708
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1994	0	Standard	Standard	Average	Basic	79,133

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	66,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1994	208	C 100	1,872	Avg.	84%	100%	100%	1,572
Gar	1995	780	C 100	19,406	Avg.	84%	100%	100%	16,301
Enclosed Fr Porch	2001	112	C 100	5,133	Avg.	88%	100%	100%	4,517
768 SFLA		86.55 = $/SFLA (4)					Outbuilding Total		22,390

Accpt Land 70,000 **Accepted Bldg** 89,000 **Total** 159,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
43.00	Acres-Back Land	500.00	21,500	100%		21,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 47.00		1,436.17 Per Acre			Land Total	67,500

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	704 Sqft	Grade C 110	Base	132,022
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	135,124

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	102,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1982	128	C 110	7,493	Avg.	76%	100%	100%	5,695
(U)Basement	1982	128	C 110	2,253	Avg.	76%	100%	100%	1,712
Open Fr Porch	1982	144	C 110	3,751	Avg.	76%	100%	100%	2,851
Open Fr Porch	1982	248	C 110	6,460	Avg.	76%	100%	100%	4,910
Entry	1982	72	C 110	2,772	Avg.	76%	100%	100%	2,107
Shed	1982	160	E 100	1,200	Fair	68%	100%	100%	816
Gar	1994	780	E 100	14,554	Avg.	84%	100%	100%	12,225
1,408 SFLA		72.94 = $/SFLA (4)					Outbuilding Total		30,316

Accpt Land 68,000 **Accepted Bldg** 133,000 **Total** 201,000

Map/Lot: R 5 24
Account: 2480 Card: 1 of 1 Location: 554 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/13/2005
Sale Price	67,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Baselot (Frct)	70,657.50	27,556	70%		19,289
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.39		100,741.03 Per Acre			Land Total	39,289

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	806 Sqft	Grade C 100	Base	80,068
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	4,030
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1995	Standard	Standard	Average	Basic	81,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	50,257

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2007	162	C 100	1,458	Avg.	92%	100%	100%	1,341
Open Fr Porch	2007	112	C 100	2,652	Avg.	92%	100%	100%	2,440
806 SFLA		62.35 = $/SFLA (4)					Outbuilding Total		3,781

Accpt Land 39,000 **Accepted Bldg** 54,000 **Total** 93,000

Map/Lot: R 4 61
Account: 2481 Card: 1 of 1 Location: 562 OLD COUNTY RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	05/01/2001
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.95	Acres-Back Land	500.00	5.975	100%		5,975
Total Acres 11.95		500.00 Per Acre			Land Total	5,975

Accpt Land	6,000	**Accepted Bldg**	0	**Total**	6,000

Map/Lot: R23 20
Account: 2482 Card: 1 of 1 Location: 1768 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1998
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1979 OXFORD 14 X 76
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.39	Acres-Road Frontage	3,000.00	1,170	100%		1,170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.39		17,225.94 Per Acre		Land Total		41,170

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1979	14X72	A 100	53,856	Fair	40%	100%	100%	21,542
Deck	1995	120	C 100	1,080	Fair	79%	100%	100%	853
1 Fr	2003	512	E 100	20,437	Fair	86%	100%	100%	17,576
1,008 SFLA		71.23 = $/SFLA (4)				Outbuilding Total			39,971

Accpt Land 41,000 **Accepted Bldg** 40,000 **Total** 81,000

Map/Lot: R23 2A
Account: 2483 Card: 1 of 1 Location: 3260 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1993
Sale Price	32,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1972 BUDDY 12 X 64		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.50	Acres-Road Frontage	3,000.00	10,500	100%		10,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.50		9,181.82 Per Acre		Land Total		50,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Buddy M/H	1972	12X60	C 100	33,120	Fair	40%	100%	100%	13,248
Ritz Craft.....	1972	12X56	C 100	30,912	Poor	30%	50%	100%	4,637
1,392 SFLA		64.43 = $/SFLA (4)				Outbuilding Total			17,885

Accpt Land	51,000	**Accepted Bldg**	18,000	**Total**	69,000

Map/Lot: R15 5
Account: 2484 Card: 1 of 1 Location: 371 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	11/24/2003
Sale Price	32,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
58.00	Acres-Back Land	500.00	29,000	100%		29,000
Total Acres 58.00		500.00 Per Acre		Land Total		29,000

Accpt Land	29,000	**Accepted Bldg**	0	**Total**	29,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/05/2018
Sale Price	108,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	10,601.04	19,506	100%		19,506
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		21,470.65 Per Acre		Land Total		39,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove M/H	1986	14X71	B 100	48,848	Avg.	51%	100%	100%	24,912
MH Slab	1990	994	C 100	3,370	Avg.	81%	100%	100%	2,730
Open Fr Porch	2003	180	C 100	4,262	Avg.	89%	100%	100%	3,793
Gar	1998	936	C 100	23,288	Avg.	86%	100%	100%	20,028
994 SFLA		115.29 = $/SFLA (4)				Outbuilding Total			51,463

Accpt Land	40,000	**Accepted Bldg**	51,000	**Total**	91,000

Map/Lot: U 9 5A
Account: 2486 Card: 1 of 1 Location: 21 KALERS CORNER ST

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B SHORELAND LC
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	06/25/2015
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Baselot (Frct)	380,172	45,621	3%		1,369
Total Acres 0.12		11,408.33 Per Acre			Land Total	1,369

Accpt Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/01/1996
Sale Price	34,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 1976 CHAMPION 24 X 48 Amanda Miller
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Baselot (Frct)	56,478.62	19,768	100%		19,768
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.35		99,337.14 Per Acre		Land Total		34,768

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,152 Sqft	Grade E 100	Base	76,164
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Standard	Standard	Poor	Basic	76,164

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	53%	100%	100%	40,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1976	150	E 100	5,156	Fair	63%	100%	100%	3,248
Deck	1988	200	E 100	1,350	Fair	73%	100%	100%	986
Deck	2003	240	E 100	1,620	Fair	86%	100%	100%	1,393
1,152 SFLA		35.04 = $/SFLA (4)				Outbuilding Total			5,627

Accpt Land	35,000	Accepted Bldg	46,000	Total	81,000

Map/Lot: R21 51
Account: 2488 Card: 1 of 1 Location: 2966 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/20/2012
Sale Price	22,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1			
Reference 2	1970 DETROITER 12 X 64		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Baselot (Frct)	32,582.15	12,055	100%		12,055
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.37		86,635.14 Per Acre		Land Total		32,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Detroiter M/H	1970	12X60	C 100	33,120	Poor	30%	100%	100%	9,936
Deck	1970	72	C 100	648	Poor	46%	100%	100%	298
720 SFLA		69.87 = $/SFLA (4)				Outbuilding Total			10,234

Accpt Land	32,000	**Accepted Bldg**	10,000	**Total**	42,000

Map/Lot: R 4 30- 1
Account: 2489 Card: 1 of 1 Location: 155 PERRY GREENE HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	09/01/1984
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
7.64	Acres-Unimprov. R/W	300.00	2,292	100%		2,292
Total Acres 9.64		1,171.37 Per Acre		Land Total		11,292

Accpt Land 11,000 **Accepted Bldg** 0 **Total** 11,000

Map/Lot: R 2 42
Account: 2490 Card: 1 of 1 Location: 321 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1985
Sale Price	4,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.69	Acres-Road Frontage	3,000.00	8,070	100%		8,070
9.06	Acres-Back Land	500.00	4,530	100%		4,530
5.00	Acres-Wasteland/Bog	100.00	500	100%		500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.75		2,965.33 Per Acre			Land Total	55,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	177,212
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,469
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Good	Basic	185,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	163,326

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1994	288	B 100	9,002	Good	88%	100%	100%	7,922
Shed	1994	96	B 100	1,267	Good	88%	100%	100%	1,115
1,764 SFLA		92.59 = $/SFLA (4)				Outbuilding Total			9,037

Accpt Land 56,000 **Accepted Bldg** 172,000 **Total** 228,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/29/2018
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
20.96	Acres-Back Land	500.00	10,480	100%		10,480
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.96		2,198.61 Per Acre			Land Total	50,480

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	768 Sqft	Grade C 110	Base	132,075
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	853
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,888
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	138,914

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	119,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1997	30	C 110	781	Avg.	86%	100%	100%	672
Deck	1997	204	C 110	2,020	Avg.	86%	100%	100%	1,737
1.5 Gar	1997	576	C 110	20,016	Avg.	86%	100%	100%	17,214
1,152 SFLA		103.70 = $/SFLA (4)				Outbuilding Total			19,623

Accpt Land 50,000 **Accepted Bldg** 139,000 **Total** 189,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/2000
Sale Price	136,000
Sale Type	L & B Nonwater
Financing	Private Finance
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
14.77	Acres-Back Land	500.00	7,385	100%		7,385
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 28.77		3,122.52 Per Acre			Land Total	89,835

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1994	896	E 100	16,719	Avg.	84%	100%	100%	14,044
Benchmark M/H	1982	14X56	C 100	33,544	Poor	30%	100%	100%	10,063
Shed	2001	240	C 100	2,400	Avg.	88%	100%	100%	2,112
Open Fr Porch	2001	48	C 100	1,137	Avg.	88%	100%	100%	1,001
Deck	2005	392	C 100	3,528	Avg.	91%	100%	100%	3,210
784 SFLA		165.22 = $/SFLA (4)				Outbuilding Total			30,430

Accpt Land 90,000 **Accepted Bldg** 30,000 **Total** 120,000

Map/Lot: R 2 18
Account: 2493 Card: 1 of 1 Location: 1908 BREMEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Road Frontage	3,000.00	1,710	100%		1,710
2.43	Acres-Back Land	500.00	1,215	100%		1,215
Total Acres 3.00		975.00 Per Acre		Land Total		2,925

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1991
Sale Price	51,400
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.53	Acres-Road Frontage	3,000.00	4,590	100%		4,590
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.53		12,631.73 Per Acre			Land Total	44,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	1988	938	C 100	3,180	Avg.	80%	100%	100%	2,544
1.5 Barn	1995	576	C 100	13,749	Avg.	84%	100%	100%	11,549
Shed	1994	320	C 100	3,200	Avg.	84%	100%	100%	2,688
Deck	2006	96	C 100	864	Avg.	91%	100%	100%	786
Titan.....M/H	2008	16X76	A 100	61,028	Avg.	51%	100%	100%	31,124
1,216 SFLA		132.12 = $/SFLA (4)				Outbuilding Total			48,691

Accpt Land 45,000 **Accepted Bldg** 49,000 **Total** 94,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1993
Sale Price	73,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Baselot (Frct)	26,766.02	13,115	100%		13,115
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.49		67,581.63 Per Acre		Land Total		33,115

Dwelling Description **Replacement Cost New**

Ranch	One Story	672 Sqft	Grade C 100	Base	72,462
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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
1970	1978	Standard	Standard	Good	Basic	72,462

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	55,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1970	50	C 100	1,184	Good	76%	100%	100%	900
Entry	1970	32	C 100	1,120	Good	76%	100%	100%	851
Gar	1970	432	E 100	8,061	Avg.	68%	100%	100%	5,481
Shed	1970	160	E 100	1,200	Avg.	68%	100%	100%	816
672 SFLA		81.95 = $/SFLA (4)				Outbuilding Total			8,048

Accpt Land 33,000 **Accepted Bldg** 63,000 **Total** 96,000

Map/Lot: R 5 46B
Account: 2496 Card: 1 of 1 Location: 250 OLD COUNTY RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Gravel

Sale Data

Sale Date	10/31/2011
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.53	Acres-Road Frontage	3,000.00	16,590	50%	Size/Shape	8,295
Total Acres 7.53		3,757.64 Per Acre			Land Total	28,295

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2015	440	E 100	3,300	Avg.	97%	100%	100%	3,201
							Outbuilding Total		3,201

Accpt Land 28,000 **Accepted Bldg** 3,000 **Total** 31,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/24/2014
Sale Price	135,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		34,300.00 Per Acre		Land Total		171,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	648 Sqft	Grade C 110	Base	97,852
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,593
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
1905	0	Standard	Standard	Average	Basic	99,445

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	61,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1905	200	C 110	10,083	Avg.	62%	100%	100%	6,251
(U)Basement	1905	200	C 110	3,520	Avg.	62%	100%	100%	2,182
1.5 Gar	1940	368	E 100	8,719	Fair	54%	100%	100%	4,708
Shed	1940	253	E 100	1,898	Fair	54%	100%	100%	1,025
Shed	1940	198	E 100	1,485	Fair	54%	100%	100%	802
Shed	2014	160	C 100	1,600	Avg.	96%	100%	100%	1,536
Open Shed	1940	65	E 100	390	Fair	54%	100%	100%	211
Shed	2014	300	C 100	3,000	Avg.	96%	100%	100%	2,880
Deck	2014	140	C 100	1,260	Avg.	96%	100%	100%	1,210
972 SFLA		63.43 = $/SFLA (4)				Outbuilding Total			20,805

Accpt Land 172,000 **Accepted Bldg** 82,000 **Total** 254,000

Map/Lot: R 2 83
Account: 2498 Card: 1 of 1 Location: 960 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1982
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Baselot (Frct)	34,192.33	37,612	100%		37,612
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.10		52,374.55 Per Acre		Land Total		57,612

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,056 Sqft	Grade C 100	Base	95,591
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-359
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
1978	0	Standard	Standard	Fair	Basic	95,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	65%	100%	100%	61,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	64	C 100	576	Fair	65%	100%	100%	374
Deck	1978	176	C 100	1,584	Fair	65%	100%	100%	1,030
1,056 SFLA		58.62 = $/SFLA (4)					Outbuilding Total		1,404

Accpt Land 58,000 **Accepted Bldg** 63,000 **Total** 121,000

Map/Lot: R 2 8
Account: 2499 Card: 1 of 1 Location: 1164 BREMEN RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1984
Sale Price	145,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
560	$/LF -Water Frontage	150.00	84,000	100%		84,000
5.60	Acres-Water Acreage	.00		100%		0
6.94	Acres-Road Frontage	3,000.00	20,820	100%		20,820
14.46	Acres-Back Land	500.00	7,230	100%		7,230
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 29.00		7,139.66 Per Acre			Land Total	207,050

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,102 Sqft	Grade C 110	Base	138,609
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,709
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	Standard	Standard	Good	Basic	148,518

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	100,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1840	168	C 110	4,376	Good	68%	100%	100%	2,976
1.5 Fr	1840	391	C 110	29,066	Good	68%	100%	100%	19,765
Open Fr Porch	1840	210	C 110	5,470	Good	68%	100%	100%	3,720
Patio	1840	294	C 110	1,565	Good	68%	100%	100%	1,064
1.5 Fr	1840	476	C 110	35,385	Good	68%	100%	100%	24,062
(U)Basement	1840	476	C 110	8,378	Good	68%	100%	100%	5,697
Att Gar	1840	350	C 110	8,077	Good	68%	100%	100%	5,492
1,653 SFLA		61.10 = $/SFLA (4)					Outbuilding Total		62,776

Accpt Land 207,000 **Accepted Bldg** 164,000 **Total** 371,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1993
Sale Price	20,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1992 MADISON 14 X 70 4-1-93
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Madison .....M/H	1992	14X67	C 100	40,133	Fair	40%	100%	100%	16,053
Deck	1992	120	C 100	1,080	Fair	40%	100%	100%	432
Shed	1992	96	E 100	720	Fair	77%	100%	100%	554
938 SFLA		124.78 = $/SFLA (4)				Outbuilding Total			17,039

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	Drilled Well
Street	Right-Of-Way

Sale Data

Sale Date	07/01/1977
Sale Price	3,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Baselot (Frct)	50,892.38	47,839	125%		59,799
144	$/LF -Water Frontage	100.00	14,400	50%		7,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 0.94		81,913.83 Per Acre		Land Total		76,999

Accpt Land 77,000 **Accepted Bldg** 0 **Total** 77,000

Name: AMARAL, JAMES F
DBA BOREALIS BREADS
Map/Lot: U 7 1A
Account: 2503 Card: 1 of 1 Location: 1860 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1995
Sale Price	106,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
1.25	Acres-Road Frontage	3,000.00	3,750	100%		3,750
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.75		56,428.57 Per Acre		Land Total		98,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bakery 14	1977	3200	C 100	204,000	Good	77%	100%	100%	157,080
						Outbuilding Total			157,080

Accpt Land 99,000 **Accepted Bldg** 157,000 **Total** 256,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/30/2004
Sale Price	14,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.59	Acres-Baselot (Frct)	11,742.03	18,670	80%	Topography	14,936
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.59		21,972.33 Per Acre			Land Total	34,936

Dwelling Description **Replacement Cost New**

Colonial	Two Story	756 Sqft	Grade C 110	Base	136,466
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,459
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	145,095

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	132,036

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2005	484	C 110	11,169	Avg.	91%	100%	100%	10,164
(F) Gar	2005	363	C 110	19,965	Avg.	91%	100%	100%	18,168
Open Fr Porch	2005	56	C 110	1,459	Avg.	91%	100%	100%	1,328
1,512 SFLA		87.33 = $/SFLA (4)					Outbuilding Total		29,660

Accpt Land 35,000 **Accepted Bldg** 162,000 **Total** 197,000

Map/Lot: U 4 20
Account: 2505 Card: 1 of 1 Location: 857 MAIN ST

Neighborhood 13 River Inlet .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/22/2005
Sale Price	277,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
105	$/LF -Water Frontage	150.00	15,750	100%		15,750
1.05	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
Total Acres 1.40		65,035.71 Per Acre		Land Total		91,050

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,288 Sqft	Grade C 110	Base	122,207
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,431
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,000
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	2006	Standard	Standard	Average	Basic	142,838

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	137,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1968	120	C 110	3,126	Avg.	96%	100%	100%	3,001
1.5 Gar	2006	928	C 110	32,247	Good	94%	100%	100%	30,312
Deck	2006	384	C 110	3,802	Good	94%	100%	100%	3,574
1,288 SFLA		106.46 = $/SFLA (4)				Outbuilding Total			36,887

Accpt Land 91,000 **Accepted Bldg** 174,000 **Total** 265,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2002
Sale Price	128,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.58	Acres-Baselot (Frct)	11,794.00	18,635	100%		18,635
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.58		24,452.53 Per Acre		Land Total		38,635

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	954 Sqft	Grade C 100	Base	143,977
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,843
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	1998	Standard	Standard	Average	Basic	149,640

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	107,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2003	200	C 100	2,000	Avg.	89%	100%	100%	1,780
Deck	2006	96	C 100	864	Avg.	91%	100%	100%	786
Entry	2006	80	C 100	2,800	Avg.	91%	100%	100%	2,548
Deck	2006	96	C 100	864	Avg.	91%	100%	100%	786
Gar	2006	576	C 100	14,331	Avg.	91%	100%	100%	13,041
Shed	2006	64	C 100	640	Avg.	91%	100%	100%	582
1,908 SFLA		56.47 = $/SFLA (4)				Outbuilding Total			19,523

Accpt Land 39,000 **Accepted Bldg** 127,000 **Total** 166,000

Map/Lot: U 2 20A-43
Account: 2507 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 43

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	09/03/2009
Sale Price	10,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1970 DRAKE 12 X 60 4-1-99
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Drake	M/H	1970	12X56	C 100	30,912	Fair	40%	100%	100%	12,365
Shed		1970	64	E 100	480	Poor	46%	100%	100%	221
672 SFLA			178.73 = $/SFLA (4)				Outbuilding Total			12,586

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Map/Lot: R 4 32- 8
Account: 2508 Card: 1 of 1 Location: 210 KALERS POND RD

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1997
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Baselot (Frct)	47,415.35	49,312	80%		39,450
75	$/LF -Water Frontage	100.00	7,500	100%		7,500
Total Acres 1.04		45,144.23 Per Acre		Land Total		46,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1978	42	E 100	315	Poor	55%	100%	100%	173
							Outbuilding Total		173

Accpt Land 47,000 **Accepted Bldg** 200 **Total** 47,200

Map/Lot: U 4 16
Account: 2509 Card: 1 of 1 Location: 5 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	01/01/1974
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Baselot (Frct)	292,530	20,477	100%		20,477
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.07		606,814.29 Per Acre		Land Total		42,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	1900	2537	C 100	146,816	Good	68%	100%	100%	99,835
2nd Floor Fin	1900	2537	C 100	135,019	Good	68%	40%	100%	36,725
3rd Floor Fin	1900	2537	C 100	135,019	Good	68%	30%	100%	27,544
(U)Attic	1900	2537	C 100	22,833	Good	68%	100%	100%	15,526
Basement 10	1900	2537	C 100	65,353	Good	68%	100%	100%	44,440
							Outbuilding Total		224,070

Accpt Land	42,000	**Accepted Bldg**	224,000	**Total**	266,000

Map/Lot: U 4 17
Account: 2510 Card: 1 of 1 Location: 877 MAIN ST

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	12/01/1981
Sale Price	21,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
Total Acres 0.75		68,666.67 Per Acre		Land Total		51,500

Accpt Land 52,000 **Accepted Bldg** 0 **Total** 52,000

Map/Lot: U 4 126
Account: 2511 Card: 1 of 1 Location: 926 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	05/01/1970
Sale Price	9,250
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
Total Acres 0.31		119,935.48 Per Acre		Land Total		37,180

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,230 Sqft	Grade C 100	Base	173,465
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,665
Rooms	20				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	6,150
FirePlaces	2			Fireplace	4,450
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Standard	Standard	Average	Basic	190,550

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	118,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Fr	1880	1388	C 100	119,659	Avg.	62%	100%	100%	74,189
Open Fr Porch	1880	55	C 100	1,302	Avg.	62%	100%	100%	807
Enclosed Fr Porch	1880	70	C 100	3,208	Avg.	62%	100%	100%	1,989
Shed	1880	320	C 100	3,200	Avg.	62%	100%	100%	1,984
2 Gar	1880	780	C 100	31,434	Avg.	62%	100%	100%	19,489
2,460 SFLA		48.02 = $/SFLA (4)				Outbuilding Total			98,458

Accpt Land 37,000 **Accepted Bldg** 217,000 **Total** 254,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/23/2017
Sale Price	157,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.20	Acres-Road Frontage	3,000.00	3,600	100%		3,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.20		13,625.00 Per Acre		Land Total		43,600

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	850 Sqft	Grade C 110	Base	115,374
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Average	Basic	118,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	73,455

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1890	171	C 110	8,621	Avg.	62%	100%	100%	5,345
Shed	1890	198	C 110	2,178	Avg.	62%	100%	100%	1,350
1.5 Barn	1890	750	C 110	19,692	Avg.	62%	100%	100%	12,209
Shed	1890	150	E 100	1,125	Fair	54%	100%	100%	608
1,275 SFLA		57.61 = $/SFLA (4)					Outbuilding Total		19,512

Accpt Land 44,000 **Accepted Bldg** 93,000 **Total** 137,000

Neighborhood 2	Rural Paved 2
Tree Growth	1979
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1996
Sale Price	146,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1	TG 1979 FARMLAND 2017		
Reference 2	TG 1979 FARMLAND 2017		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Crop/Blueberry F&O	450.00	1,800	100%		1,800
5.00	acres-Orchard/Nursey Stock	650.00	3,250	100%		3,250
13.00	Acres-Softwood F&O	337.00	4,381	100%		4,381
13.00	Acres-Mixed Wood F&O	408.00	5,304	100%		5,304
8.00	Acres-Pasture F&O	350.00	2,800	100%		2,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 45.00		1,278.56 Per Acre			Land Total	57,535

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	875 Sqft	Grade C 110	Base	146,948
Exterior	Brick 12"	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-491
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,895
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1807	1996	Standard	Standard	Average	Basic	154,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	90,973

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1807	360	C 110	21,075	Avg.	62%	100%	100%	13,066
(U)Attic	1807	180	C 110	1,782	Avg.	62%	100%	100%	1,105
Open Fr Porch	1807	330	C 110	8,595	Avg.	62%	100%	100%	5,329
1.75 Barn	1807	1408	C 110	41,926	Avg.	62%	100%	100%	25,994
Deck	1807	196	E 100	1,323	Fair	54%	100%	100%	714
Cabin	1807	196	E 100	5,542	Poor	46%	100%	100%	2,549
Shed	2006	72	E 100	540	Avg.	91%	100%	100%	491
Shed	2006	168	E 100	1,260	Avg.	91%	100%	100%	1,147
Shed	2006	120	E 100	900	Avg.	91%	100%	100%	819
1,312 SFLA		69.34 = $/SFLA (4)					Outbuilding Total		51,214

Accpt Land	58,000	**Accepted Bldg**	142,000	**Total**	200,000

Map/Lot: R 2 31
Account: 2514 Card: 1 of 1 Location: 81 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/18/2013
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1980 SKYLINE 14 X 66
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Baselot (Frct)	26,303.86	42,086	50%		21,043
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.60		25,651.88 Per Acre			Land Total	41,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1980	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
Shed	2011	96	E 100	720	Poor	91%	100%	100%	655
Shed	2017	480	C 100	4,800	Avg.	97%	100%	100%	4,656
924 SFLA		114.48 = $/SFLA (4)						Outbuilding Total	20,121

Accpt Land 41,000 **Accepted Bldg** 20,000 **Total** 61,000

Map/Lot: R15 46A
Account: 2515 Card: 1 of 1 Location: 598 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/10/2017
Sale Price	127,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	42,870.94	10,718	100%		10,718
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.25		122,872.00 Per Acre		Land Total		30,718

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	648 Sqft	Grade C 100	Base	89,845
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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**
1900	2015	Standard	Standard	Average	Basic	89,845

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	95%	100%	100%	85,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1900	35	C 100	1,225	Avg.	95%	100%	100%	1,164
Deck	1998	128	C 100	1,152	Avg.	86%	100%	100%	991
972 SFLA		87.81 = $/SFLA (4)				Outbuilding Total			2,155

Accpt Land 31,000 **Accepted Bldg** 88,000 **Total** 119,000

Map/Lot: R15 57A
Account: 2516 Card: 1 of 1 Location: 287 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1970 DETROITER 12 X 64
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Baselot (Frct)	15,912.37	16,390	100%		16,390
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.03		35,330.10 Per Acre		Land Total		36,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Detroiter M/H	1970	12X60	C 100	33,120	Fair	40%	100%	100%	13,248
MH Slab	1970	720	C 100	2,441	Fair	58%	100%	100%	1,416
Enclosed Fr Porch	1987	72	C 100	3,300	Fair	72%	100%	100%	2,376
Entry	1987	12	C 100	420	Fair	72%	100%	100%	302
1 Fr	1987	360	C 100	19,159	Fair	72%	100%	100%	13,794
Shed	1987	112	C 100	1,120	Fair	72%	100%	100%	806
Gar	1987	400	E 100	7,464	Fair	72%	100%	100%	5,374
Shed	1970	200	E 100	1,500	Fair	58%	100%	100%	870
Open Fr Porch	1970	120	E 100	2,132	Fair	58%	100%	100%	1,237
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
720 SFLA		185.21 = $/SFLA (4)				Outbuilding Total			39,761

Accpt Land 36,000 **Accepted Bldg** 40,000 **Total** 76,000

Map/Lot: R15 47
Account: 2517 Card: 1 of 1 Location: 584 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1998
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Baselot (Frct)	13,519.50	17,575	100%		17,575
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.30		28,903.85 Per Acre		Land Total		37,575

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	666 Sqft	Grade D 100	Base	85,965
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1820	2000	Standard	Standard	Average	Basic	85,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	53,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	468	D 100	20,922	Avg.	62%	100%	100%	12,972
(U)Basement	1820	468	D 100	6,290	Avg.	62%	100%	100%	3,900
(U)Attic	1820	468	D 100	3,538	Avg.	62%	100%	100%	2,194
Enclosed Fr Porch	2000	136	D 100	5,236	Avg.	87%	100%	100%	4,555
1 Fr	2000	306	D 100	13,679	Avg.	87%	100%	100%	11,901
Open Fr Porch	2002	264	D 100	5,252	Avg.	89%	100%	100%	4,674
Gar	2006	576	D 100	12,038	Avg.	91%	100%	100%	10,955
1,166 SFLA		45.71 = $/SFLA (4)				Outbuilding Total			51,151

Accpt Land 38,000 **Accepted Bldg** 104,000 **Total** 142,000

Map/Lot: R13 57
Account: 2518 Card: 1 of 1 Location: 794 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1989
Sale Price	50,690
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	5 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	10,365.58	19,695	100%		19,695
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.90		20,892.11 Per Acre		Land Total		39,695

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	720 Sqft	Grade C 100	Base	74,728
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	3,600
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	0	Standard	Standard	Fair	Basic	81,148

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	43,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1790	285	C 100	15,168	Fair	54%	100%	100%	8,191
Shed	1790	120	C 100	1,200	Fair	54%	100%	100%	648
Shed	2003	100	E 100	750	Avg.	89%	100%	100%	668
720 SFLA		60.86 = $/SFLA (4)				Outbuilding Total			9,507

Accpt Land 40,000 **Accepted Bldg** 53,000 **Total** 93,000

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/16/2011
Sale Price	115,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	80%		28,000
8.89	Acres-Back Land	500.00	4,445	100%		4,445
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.89		4,815.89 Per Acre		Land Total		52,445

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 110	Base	151,719
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,182
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,052
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
1997	0	Standard	Standard	Average	Basic	155,953

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	134,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1997	120	C 110	4,620	Avg.	86%	100%	100%	3,973
(U)Basement	1997	120	C 110	2,112	Avg.	86%	100%	100%	1,816
Deck	1998	63	C 110	624	Avg.	86%	100%	100%	537
Shed	2011	121	E 100	908	Fair	93%	100%	100%	844
Deck	2013	192	C 100	1,728	Avg.	96%	100%	100%	1,659
Open Shed	2016	288	E 100	1,728	Avg.	97%	100%	100%	1,676
1,862 SFLA		72.03 = $/SFLA (4)				Outbuilding Total			10,505

Accpt Land 52,000 **Accepted Bldg** 145,000 **Total** 197,000

Map/Lot: R11 4B
Account: 2520 Card: 1 of 1 Location: 688 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/28/2017
Sale Price	38,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1968 GIBRALTER 12 X 56
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.80	Acres-Road Frontage	3,000.00	2,400	100%		2,400
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.80		15,142.86 Per Acre		Land Total		42,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1988	624	E 100	11,644	Avg.	80%	100%	100%	9,315
Skyline M/H	1979	14X52	C 100	31,148	Poor	30%	100%	100%	9,344
Deck	1979	112	E 100	756	Fair	66%	100%	100%	499
Deck	1979	48	E 100	324	Fair	66%	100%	100%	214
728 SFLA		197.07 = $/SFLA (4)				Outbuilding Total			19,372

Accpt Land 42,000 **Accepted Bldg** 19,000 **Total** 61,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Below Street
Utilities	Septic SystemDrilled Well
Street	Paved

Sale Data

Sale Date	09/01/2010
Sale Price	63,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.08	Acres-Back Land	500.00	540	100%		540
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		23,106.38 Per Acre		Land Total		43,440

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,292 Sqft	Grade C 100	Base	177,977
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,850
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	6,580
Attic	None			Attic	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	Standard	Standard	Average	Basic	188,407

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	85%	100%	152,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2011	64	C 100	2,240	Avg.	94%	100%	100%	2,106
(U)Basement	2011	64	C 100	1,024	Avg.	94%	100%	100%	963
Deck	2015	65	C 100	585	Avg.	97%	100%	100%	567
2,584 SFLA		58.88 = $/SFLA (4)				Outbuilding Total			3,636

Accpt Land 43,000 **Accepted Bldg** 156,000 **Total** 199,000

Map/Lot: R13 32
Account: 2522 Card: 1 of 1 Location: 227 BOWDEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	11/01/1998
Sale Price	167,630
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 4 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.85	Acres-Road Frontage	3,000.00	8,550	100%		8,550
16.06	Acres-Back Land	500.00	8,030	100%		8,030
4.00	Acres-Under Water	.00		100%		0
350	$/LF -Water Frontage	100.00	35,000	20%		7,000
0.20	Acres-Water Acreage	.00		100%		0
Total Acres 23.11		1,020.34 Per Acre		Land Total		23,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1850	480	E 100	3,600	Fair	54%	100%	100%	1,944
Shed	1850	160	E 100	1,200	Fair	54%	100%	100%	648
1.5 Gar	2000	768	C 100	24,261	Avg.	87%	100%	100%	21,107
Shed	2005	100	C 100	1,000	Avg.	91%	100%	100%	910
Open Fr Porch	2005	30	C 100	710	Avg.	91%	100%	100%	646
							Outbuilding Total		25,255

Accpt Land 24,000 **Accepted Bldg** 25,000 **Total** 49,000

Map/Lot: R24 6
Account: 2523 Card: 1 of 1 Location: 1443 OLD AUGUSTA RD

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	06/01/2000
Sale Price	135,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
508	$/LF -Water Frontage	100.00	50,800	100%		50,800
5.08	Acres-Water Acreage	.00		100%		0
8.45	Acres-Road Frontage	3,000.00	25,350	100%		25,350
50.00	Acres-Blueberry Land	2,000.00	100,000	100%		100,000
14.13	Acres-Back Land	500.00	7,065	100%		7,065
4.00	Acres-Under Water	.00		100%		0
Total Acres 83.66		2,907.18 Per Acre		Land Total		243,215

Accpt Land 243,000 **Accepted Bldg** 0 **Total** 243,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	07/01/1977
Sale Price	3,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.07	Acres-Baselot (Frct)	46,480.80	49,734	120%		59,681
18	$/LF -Water Frontage	100.00	1,800	100%		1,800
Total Acres 1.07		57,458.88 Per Acre		Land Total		61,481

Accpt Land	61,000	**Accepted Bldg**	0	**Total**	61,000

Name: SCHUMACHER, MATTHEW R
SCHUMACHER, JACQUELYN E
Map/Lot: R 3 53-17
Account: 2525 Card: 1 of 1 Location: 226 CRYSTAL COVE RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	08/17/2015
Sale Price	195,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.27	Acres-Baselot (Frct)	41,226.80	52,358	115%		60,212
1	$/LF -Water Frontage	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.27		63,237.80 Per Acre		Land Total		80,312

Dwelling Description **Replacement Cost New**

A Frame Pine	One Story	750 Sqft	Grade B 100	Base	65,521
Exterior	Concrete Block	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,980
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	17,394
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	Standard	Standard	Average	Basic	80,935

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	59,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1978	264	B 100	3,136	Avg.	73%	100%	100%	2,289
Shed	1978	32	E 100	240	Fair	65%	100%	100%	156
Deck	2006	144	B 100	1,711	Avg.	91%	100%	100%	1,557
750 SFLA		78.78 = $/SFLA (4)				Outbuilding Total			4,002

Accpt Land 80,000 **Accepted Bldg** 63,000 **Total** 143,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities NoneNone
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2018	192	C 100	1,920	Avg.	97%	100%	100%	1,862
						Outbuilding Total			1,862

Accpt Land 0 **Accepted Bldg** 2,000 **Total** 2,000

Map/Lot: R 7 2A
Account: 2527 Card: 1 of 1 Location: 557 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1986
Sale Price	44,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
460	$/LF -Water Frontage	150.00	69,000	50%	Restrictio	34,500
4.60	Acres-Water Acreage	.00		100%		0
6.40	Acres-Back Land	500.00	3,200	100%		3,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 13.00		16,746.15 Per Acre		Land Total		217,700

Dwelling Description

Modular Home	One & 1/2 Story	750 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	106,700
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Modu One Story			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,844
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	112,180

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	98,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	2001	160	C 110	8,066	Avg.	88%	100%	100%	7,098
Deck	2001	206	C 110	2,039	Avg.	88%	100%	100%	1,794
1,125 SFLA		87.75 = $/SFLA (4)					Outbuilding Total		8,892

Accpt Land 218,000 **Accepted Bldg** 108,000 **Total** 326,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	04/01/1986
Sale Price	4,600
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
26.00	Acres-Back Land	500.00	13,000	100%		13,000
12.00	Acres-Wasteland/Bog	100.00	1,200	100%		1,200
Total Acres 38.00		373.68 Per Acre		Land Total		14,200

Accpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

Map/Lot: U14 7
Account: 2529 Card: 1 of 1 Location: 974 WINSLOWS MILLS RD

Neighborhood 19 Rural Vill Bus 2

Sale Data

Sale Date	10/02/2018
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Baselot (Frct)	35,254.61	20,800	67%		13,936
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.59		57,518.64 Per Acre			Land Total	33,936

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 100	Base	103,056
Exterior	Asbestos Siding	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	-3,167
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,877
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	2009	Standard	Standard	Average	Basic	104,586

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	100%	78,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1900	40	C 100	5,120	Avg.	75%	100%	100%	3,840
1.5 Barn	1900	840	E 100	15,038	Fair	54%	100%	100%	8,121
Open Fr Porch	2009	168	C 100	3,978	Avg.	93%	100%	100%	3,700
1,260 SFLA		62.25 = $/SFLA (4)					Outbuilding Total		15,661

Accpt Land 34,000 **Accepted Bldg** 94,000 **Total** 128,000

Map/Lot: U 4 75
Account: 2530 Card: 1 of 1 Location: 992 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/29/2004
Sale Price	285,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.19	Acres-Road Frontage	3,000.00	570	100%		570
Total Acres 0.44		85,386.36 Per Acre		Land Total		37,570

Dwelling Description **Replacement Cost New**

Colonial	Two Story	875 Sqft	Grade B 100	Base	179,560
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water CI	Cooling	0% None	Heat	3,442
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	Floor & Stairs			Attic	5,775
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	Standard	Standard	Good	Basic	198,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	95%	100%	128,149

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1800	476	B 100	33,440	Good	68%	100%	100%	22,739
1 Fr	1800	16	B 100	1,125	Good	68%	100%	100%	765
Enclosed Fr Porch	1800	180	B 100	10,889	Good	68%	100%	100%	7,405
Shed	1800	434	B 100	5,729	Good	68%	100%	100%	3,896
Shed	1800	36	B 100	475	Good	68%	100%	100%	323
1.5 Barn	1800	480	B 100	15,125	Good	68%	100%	100%	10,285
1,750 SFLA		73.23 = $/SFLA (4)				Outbuilding Total			45,413

Accpt Land 38,000 **Accepted Bldg** 174,000 **Total** 212,000

Map/Lot: R24 51
Account: 2531 Card: 1 of 1 Location: 1560 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/28/2016
Sale Price	180,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.02	Acres-Road Frontage	3,000.00	12,060	100%		12,060
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.02		8,647.84 Per Acre		Land Total		52,060

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,152 Sqft	Grade C 100	Base	102,567
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	1/2 Finished			Attic	20,241
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	Standard	Standard	Average	Basic	127,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	97,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1986	500	C 100	4,500	Avg.	79%	100%	100%	3,555
1.5 Gar	1994	720	E 100	17,059	Avg.	84%	100%	100%	14,330
Shed	1994	120	E 100	900	Avg.	84%	100%	100%	756
Open Fr Porch	1994	144	C 100	3,410	Avg.	84%	100%	100%	2,864
1,152 SFLA		84.92 = $/SFLA (4)				Outbuilding Total			21,505

Accpt Land 52,000 **Accepted Bldg** 119,000 **Total** 171,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/29/2015
Sale Price	137,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.47	Acres-Baselot (Frct)	12,405.06	18,235	100%		18,235
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.47		26,010.20 Per Acre		Land Total		38,235

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	95,543
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Electric	Cooling	0% None	Heat	-354
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
1978	0	Standard	Standard	Average	Basic	96,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	70,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1999	225	C 100	2,025	Avg.	87%	100%	100%	1,762
Shed	2003	144	E 100	1,080	Avg.	89%	100%	100%	961
Deck	2003	88	E 100	594	Avg.	89%	100%	100%	529
Shed	2003	72	E 100	540	Avg.	89%	100%	100%	481
Open Fr Porch	2003	32	E 100	568	Avg.	89%	100%	100%	506
Enclosed Fr Porch	2010	168	C 100	7,699	Avg.	94%	100%	100%	7,237
1,040 SFLA		67.82 = $/SFLA (4)					Outbuilding Total		11,476

Accpt Land 38,000 **Accepted Bldg** 82,000 **Total** 120,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/01/1993
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Baselot (Frct)	17,091.61	15,895	100%		15,895
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.93		38,596.77 Per Acre		Land Total		35,895

Dwelling Description — **Replacement Cost New**

Bi Level	One Story	960 Sqft	Grade C 100	Base	89,630
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,200
Heating	100% Electric	Cooling	0% None	Heat	-326
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	0	Standard	Standard	Average	Basic	110,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	84,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1983	17	C 100	588	Avg.	77%	100%	100%	453
Overhang	1983	17	C 100	588	Avg.	77%	100%	100%	453
Deck	1983	96	C 100	864	Avg.	77%	100%	100%	665
1.5 Gar	1989	840	E 100	19,902	Avg.	80%	100%	100%	15,922
Deck	2006	192	C 100	1,728	Avg.	91%	100%	100%	1,572
Deck	2014	196	C 100	1,764	Avg.	96%	100%	100%	1,693
960 SFLA		88.54 = $/SFLA (4)					Outbuilding Total		20,758

Accpt Land 36,000 **Accepted Bldg** 106,000 **Total** 142,000

Map/Lot: R 3 53-18
Account: 2534 Card: 1 of 1 Location: 234 CRYSTAL COVE RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.52	Acres-Baselot (Frct)	36,353.96	55,258	109%		60,231
7	$/LF -Water Frontage	100.00	700	100%		700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.52		53,244.08 Per Acre		Land Total		80,931

Dwelling Description — Replacement Cost New

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 100	Base	103,905
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	679
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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	Standard	Standard	Average	Basic	104,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	77,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1979	240	C 100	2,160	Avg.	74%	100%	100%	1,598
Deck	1979	192	C 100	1,728	Avg.	74%	100%	100%	1,279
Deck	2009	248	C 100	2,232	Avg.	93%	100%	100%	2,076
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
Shed	2013	80	E 100	600	Avg.	96%	100%	100%	576
Gar	2015	576	C 100	14,331	Avg.	97%	100%	100%	13,901
Canopy	2015	144	C 100	1,267	Avg.	97%	100%	100%	1,229
1,176 SFLA		65.81 = $/SFLA (4)				Outbuilding Total			20,997

Accpt Land 81,000 **Accepted Bldg** 98,000 **Total** 179,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	05/09/2016
Sale Price	107,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.18	Acres-Back Land	500.00	90	100%		90
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.68		54,544.12 Per Acre			Land Total	37,090

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	638 Sqft	Grade C 100	Base	87,287
Exterior	Tempered Hardboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Damp 1/2 Bmt	Basement	-2,405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	Standard	Standard	Average	Basic	87,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	95%	100%	51,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1890	144	C 100	7,664	Avg.	62%	100%	100%	4,752
Enclosed Fr Porch	1890	36	C 100	1,650	Avg.	62%	100%	100%	1,023
Enclosed Fr Porch	1890	84	C 100	3,850	Avg.	62%	100%	100%	2,387
Enclosed Fr Porch	1890	50	C 100	2,292	Avg.	62%	100%	100%	1,421
Gar	1890	558	C 100	13,883	Avg.	62%	100%	100%	8,607
Deck	2006	426	C 100	3,834	Avg.	91%	100%	100%	3,489
957 SFLA		53.98 = $/SFLA (4)					Outbuilding Total		21,679

Accpt Land 37,000 **Accepted Bldg** 73,000 **Total** 110,000

Map/Lot: R15 4
Account: 2537 Card: 1 of 1 Location: 370 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled Well
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
45.00	Acres-Back Land	500.00	22,500	100%		22,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
10.00	Acres-Under Water	.00		100%		0
Total Acres 67.00		1,231.34 Per Acre			Land Total	82,500

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	800 Sqft	Grade E 100	Base	97,330
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-2,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,400
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	Floor & Stairs			Attic	3,000
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	Standard	None	Poor	Basic	93,553

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	46%	20%	100%	8,607

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1820	432	E 100	17,243	Poor	46%	20%	100%	1,586
(U)Attic	1820	432	E 100	2,916	Poor	46%	20%	100%	268
Deck	1820	96	E 100	648	Poor	46%	20%	100%	60
Shed	1820	80	E 100	600	Poor	46%	50%	100%	138
1.5 Barn	1820	1085	E 100	19,424	Poor	46%	50%	100%	4,468
Shed	1820	320	E 100	2,400	Poor	46%	50%	100%	552
Shed	1820	230	E 100	1,725	Poor	46%	50%	100%	397
Shed	2012	230	E 100	1,725	Avg.	95%	100%	100%	1,639
Shed	1800	156	E 100	1,170	Poor	46%	100%	100%	538
Shed	1997	96	E 100	720	Avg.	86%	100%	100%	619
1,600 SFLA		5.38 = $/SFLA (4)					Outbuilding Total		10,265

Accpt Land 83,000 **Accepted Bldg** 19,000 **Total** 102,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/07/2006
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Baselot (Frct)	21,063.31	14,534	100%		14,534
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.69		50,049.28 Per Acre		Land Total		34,534

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 110	Base	140,703
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade E	Basement Gar	None	Fin Bsmt	8,640
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,731
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
1962	2003	Standard	Standard	Good	Basic	154,142

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	72%	100%	100%	110,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1962	144	C 110	8,430	Good	72%	100%	100%	6,070
Gar	1962	576	C 110	15,764	Good	72%	100%	100%	11,350
Shed	1962	320	E 100	2,400	Good	72%	100%	100%	1,728
1,666 SFLA		66.62 = $/SFLA (4)					Outbuilding Total		19,148

Accpt Land	35,000	**Accepted Bldg**	130,000	**Total**	165,000

Map/Lot: R18 37A
Account: 2539 Card: 1 of 1 Location: 1832 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	03/23/2018
Sale Price	36,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.48	Acres-Baselot (Frct)	11,111.69	16,445	100%		16,445
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.48		24,625.00 Per Acre			Land Total	36,445

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade E 75	Base	69,697
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,413
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	64,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	53,842

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1993	144	C 100	6,600	Avg.	83%	100%	100%	5,478
Gar	1994	576	E 100	10,748	Avg.	84%	100%	100%	9,028
Shed	2006	100	E 100	750	Avg.	91%	100%	100%	682
1,512 SFLA		35.61 = $/SFLA (4)					Outbuilding Total		15,188

Accpt Land 36,000 **Accepted Bldg** 69,000 **Total** 105,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/28/2003
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.99	Acres-Baselot (Frct)	16,359.74	16,196	100%		16,196
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.99		36,561.62 Per Acre		Land Total		36,196

Dwelling Description

Doublewide	One Story	1,152 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	85,303
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Good	Basic	78,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	68,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	192	C 100	1,728	Good	88%	100%	100%	1,521
Gar	1994	624	C 100	15,525	Good	88%	100%	100%	13,662
1,152 SFLA		59.59 = $/SFLA (4)				Outbuilding Total			15,183

Accpt Land	36,000	**Accepted Bldg**	84,000	**Total**	120,000

Map/Lot: U 7 17
Account: 2541 Card: 1 of 1 Location: 25 WASHINGTON RD

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public SewerDrilled Well
Street Paved

Sale Data

Sale Date	02/06/2014
Sale Price	315,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
0.36	Acres-Wasteland/Bog	100.00	36	100%		36
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
0.09	Acres-Road Frontage	3,000.00	270	100%		270
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.45		96,069.66 Per Acre		Land Total		139,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 10	2003	5000	C 100	289.350	Avg.	89%	100%	100%	257,522
Shed	2003	96	E 100	720	Avg.	89%	100%	100%	641
						Outbuilding Total			258,163

Accpt Land 139,000 **Accepted Bldg** 258,000 **Total** 397,000

Neighborhood 2	Rural Paved 2
Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/12/2015
Sale Price	134,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.43	Acres-Road Frontage	3,000.00	1,290	100%		1,290
1.16	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.59		11,501.39 Per Acre		Land Total		41,290

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	840 Sqft	Grade C 110	Base	115,652
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Standard	Standard	Average	Basic	119,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	94,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	220	C 100	1,980	Avg.	87%	100%	100%	1,723
Deck	2000	72	C 100	648	Avg.	87%	100%	100%	564
1,260 SFLA		75.08 = $/SFLA (4)				Outbuilding Total			2,287

Accpt Land	41,000	**Accepted Bldg**	97,000	**Total**	138,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/30/2018
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.10	Acres-Road Frontage	3,000.00	21,300	100%		21,300
39.20	Acres-Back Land	500.00	19,600	100%		19,600
5.00	Acres-Landlocked/Rear	200.00	1,000	100%		1,000
12.00	Acres-Under Water	.00		100%		0
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 65.30		1,284.84 Per Acre			Land Total	83,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	972 Sqft	Grade C 110	Base	128,318
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,390
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	133,810

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	82,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1930	280	C 110	16,392	Avg.	62%	100%	100%	10,163
1 Fr	1995	180	C 110	10,538	Avg.	84%	100%	100%	8,852
1 Fr	1999	280	C 110	16,392	Avg.	87%	100%	100%	14,261
Deck	2003	240	C 110	2,376	Avg.	89%	100%	100%	2,115
1.5 Gar	2011	720	C 110	25,019	Avg.	94%	100%	100%	23,518
Canopy	2011	360	C 110	3,485	Avg.	94%	100%	100%	3,276
Deck	2011	72	C 110	713	Avg.	94%	100%	100%	670
Shed	2011	35	E 100	262	Avg.	94%	100%	100%	246
Deck	2015	804	C 110	7,960	Avg.	97%	100%	100%	7,721
Deck	2017	192	C 110	1,901	Avg.	97%	100%	100%	1,844
1,458 SFLA		56.90 = $/SFLA (4)					Outbuilding Total		72,666

Accpt Land 84,000 **Accepted Bldg** 156,000 **Total** 240,000

Map/Lot: R23 22A
Account: 2544 Card: 1 of 1 Location: 1818 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1991
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.35	Acres-Road Frontage	3,000.00	1,050	100%		1,050
0.22	Acres-Back Land	500.00	110	100%		110
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.57		16,015.56 Per Acre			Land Total	41,160

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	952 Sqft	Grade C 115	Base	148,573
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,855
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,405
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	156,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	130,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1993	468	C 115	28,643	Avg.	83%	100%	100%	23,774
(U)Basement	1993	468	C 115	8,611	Avg.	83%	100%	100%	7,147
(U)Attic	1993	468	C 115	4,844	Avg.	83%	100%	100%	4,021
1 Fr	1993	280	C 115	17,137	Avg.	83%	100%	100%	14,224
(U)Basement	1993	280	C 115	5,152	Avg.	83%	100%	100%	4,276
(U)Attic	1993	280	C 115	2,898	Avg.	83%	100%	100%	2,405
1.5 Barn	1993	416	C 100	9,930	Avg.	83%	100%	100%	8,242
Open Fr Porch	2006	224	C 115	6,100	Avg.	91%	100%	100%	5,551
Deck	2006	171	C 115	1,770	Avg.	91%	100%	100%	1,611
Shed	2006	160	E 100	1,200	Avg.	91%	100%	100%	1,092
1,666 SFLA		78.13 = $/SFLA (4)					Outbuilding Total		72,343

Accpt Land 41,000 **Accepted Bldg** 203,000 **Total** 244,000

Map/Lot: R23 37E
Account: 2545 Card: 1 of 1 Location: 69 ROCKY RIDGE RD

Neighborhood 3	Rural Dirt 2
Zoning/Use	RURAL
Topography	Above Street
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Sale Data

Sale Date	03/02/2016
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.63	Acres-Baselot (Frct)	10,385.61	16.929	100%		16,929
Total Acres 1.63		10,385.89 Per Acre		Land Total		16,929

Accpt Land	17,000	**Accepted Bldg**	0	**Total**	17,000

Map/Lot: R 8 41A
Account: 2546 Card: 1 of 1 Location: 2495 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 5 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 2.00		22,250.00 Per Acre		Land Total		44,500

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,232 Sqft	Grade C 100	Base	135,009
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	137,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	126,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1990	240	E 100	1,800	Avg.	81%	100%	100%	1,458
Shed	2002	1456	C 100	14,560	Avg.	89%	100%	100%	12,958
(F) Gar	2002	644	C 100	32,200	Avg.	89%	100%	100%	28,658
Deck	2008	276	C 100	2,484	Avg.	93%	100%	100%	2,310
1,848 SFLA		68.62 = $/SFLA (4)				Outbuilding Total			45,384

Accpt Land 45,000 **Accepted Bldg** 172,000 **Total** 217,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1992
Sale Price	9,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.65	Acres-Road Frontage	3,000.00	1,950	100%		1,950
0.50	Acres-Back Land	500.00	250	100%		250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	Acres-Under Water	.00		100%		0
Total Acres 5.15		8,194.17 Per Acre		Land Total		42,200

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,508 Sqft	Grade C 110	Base	137,385
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	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,472
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	Floor & Stairs			Attic	8,294
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	Standard	Standard	Average	Basic	152,821

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	136,011

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	2003	1	C 110	2,200	Avg.	89%	100%	100%	1,958
Open Fr Porch	2003	192	C 110	5,001	Avg.	89%	50%	100%	2,226
Shed	1992	120	E 100	900	Fair	77%	100%	100%	693
Canopy	1992	132	E 100	872	Fair	77%	100%	100%	671
Deck	2004	550	C 110	5,445	Avg.	90%	100%	100%	4,900
1,508 SFLA		90.19 = $/SFLA (4)				Outbuilding Total			10,448

Accpt Land 42,000 **Accepted Bldg** 146,000 **Total** 188,000

Map/Lot: R 9 2B
Account: 2548 Card: 1 of 2 Location: 476 BACK COVE RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1999
Sale Price	55,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
206	$/LF -Water Frontage	150.00	30,900	80%		24,720
2.06	Acres-Water Acreage	.00		100%		0
1.89	Acres-Back Land	500.00	945	100%		945
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 5.95		21,120.17 Per Acre		Land Total		125,665

Dwelling Description **Replacement Cost New**

Colonial	Two Story	484 Sqft	Grade C 100	Base	97,666
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	99,546

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	88,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1991	96	E 100	914	Avg.	82%	100%	100%	749
Open Shed	1991	96	E 100	576	Avg.	82%	100%	100%	472
Shed	1999	560	C 100	5,600	Avg.	87%	100%	100%	4,872
(F) Gar	1999	280	C 100	14,000	Avg.	87%	100%	100%	12,180
Open Fr Porch	1999	120	C 100	2,842	Avg.	87%	100%	100%	2,473
1 Fr	2002	112	C 100	5,961	Avg.	89%	100%	100%	5,305
(U)Basement	2002	112	C 100	1,792	Avg.	89%	100%	100%	1,595
(F)Attic	2002	64	C 100	1,600	Avg.	89%	100%	100%	1,424
Entry	2002	36	C 100	1,260	Avg.	89%	100%	100%	1,121
Open Fr Porch	2003	60	C 100	1,421	Avg.	89%	100%	100%	1,265
968 SFLA		91.52 = $/SFLA (4)				Outbuilding Total			31,456

Accpt Land 126,000 **Accepted Bldg** 120,000 **Total** 246,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1999
Sale Price	55,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	17

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2003	108	C 100	5,748	Avg.	89%	100%	100%	5,116
(U)Basement	2003	108	C 100	1,728	Avg.	89%	100%	100%	1,538
Deck	2006	181	C 100	1,629	Avg.	91%	100%	100%	1,482
Ramp	2009	51	C 100	1,148	Avg.	93%	100%	100%	1,068
Float	2009	96	C 100	3,528	Avg.	93%	100%	100%	3,281
Gar	2016	728	C 100	18,113	Avg.	97%	100%	100%	17,570
(F) Gar	2016	448	C 100	22,400	Avg.	97%	100%	100%	21,728
968 SFLA		91.52 = $/SFLA (4)				Outbuilding Total			51,783

Accpt Land	0	**Accepted Bldg**	52,000	**Total**	52,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	126,000	120,000	246,000	126,000	120,000	246,000
2	0	52,000	52,000	0	52,000	52,000
TOTAL	126,000	172,000	298,000	126,000	172,000	298,000

Map/Lot: R 6 38
Account: 2549 Card: 1 of 1 Location: 187 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	03/21/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
3.00	Acres-Back Land	500.00	1,500	100%		1,500
Total Acres 5.00		7,300.00 Per Acre		Land Total		36,500

Accpt Land 37,000 **Accepted Bldg** 0 **Total** 37,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2001
Sale Price	87,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Baselot (Frct)	10,142.42	19,879	100%		19,879
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.96		20,346.43 Per Acre		Land Total		39,879

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,008 Sqft	Grade C 110	Base	101,871
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,652
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**
1991	0	Standard	Standard	Average	Basic	103,523

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	82%	100%	100%	84,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	180	C 110	1,782	Avg.	91%	100%	100%	1,622
1,008 SFLA		84.22 = $/SFLA (4)				Outbuilding Total			1,622

Accpt Land	40,000	**Accepted Bldg**	87,000	**Total**	127,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.20	Acres-Road Frontage	3,000.00	9,600	100%		9,600
52.70	Acres-Back Land	500.00	26,350	100%		26,350
Total Acres 57.90		966.32 Per Acre			Land Total	55,950

Accpt Land 56,000 **Accepted Bldg** 0 **Total** 56,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
35.00	Acres-Back Land	500.00	17,500	100%		17,500
5.00	Acres-Under Water	.00		100%		0
Total Acres 52.00		1,298.08 Per Acre		Land Total		67,500

Accpt Land 68,000 **Accepted Bldg** 0 **Total** 68,000

Map/Lot: R16 24- 2
Account: 2553 Card: 1 of 1 Location: 1135 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use WELLHEAD PROTECTION INDUSTRIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1994
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
2.72	Acres-Road Frontage	3,000.00	8,160	100%		8,160
2.40	Acres-Wasteland/Bog	100.00	240	100%		240
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.12		8,904.49 Per Acre		Land Total		63,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1998	14X72	C 100	43,128	Fair	40%	100%	100%	17,251
Deck	2002	140	E 100	945	Fair	85%	100%	100%	803
1,008 SFLA		146.25 = $/SFLA (4)				Outbuilding Total			18,054

Accpt Land 63,000 **Accepted Bldg** 18,000 **Total** 81,000

Map/Lot: R17 15
Account: 2554 Card: 1 of 1 Location: 1822 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/04/2005
Sale Price	137,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.03		19,748.77 Per Acre		Land Total		40,090

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	903 Sqft	Grade C 110	Base	95,645
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,745
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	17,452
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1984	Standard	Standard	Good	Basic	109,352

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	74,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1830	576	E 100	10,748	Fair	54%	100%	100%	5,804
Shed	1830	160	E 100	1,200	Fair	54%	100%	100%	648
Patio	2006	128	C 100	620	Avg.	91%	100%	100%	564
903 SFLA		82.35 = $/SFLA (4)				Outbuilding Total			7,016

Accpt Land 40,000 **Accepted Bldg** 81,000 **Total** 121,000

Map/Lot: R 9 45A
Account: 2555 Card: 1 of 2 Location: 1228 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1992
Sale Price	76,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
260	$/LF -Water Frontage	150.00	39,000	100%		39,000
1.15	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 3.15		67,936.51 Per Acre		Land Total		214,000

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	1,355 Sqft	Grade B 100	Base	240,850
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,330
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Good	Basic	259,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	225,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hot Tub	1993	1	B 100	5,115	Good	87%	100%	100%	4,450
Open Fr Porch	1993	136	B 100	4,250	Good	87%	100%	100%	3,697
Deck	1993	588	B 100	6,985	Good	87%	100%	100%	6,077
Att Gar	1993	582	B 100	16,117	Good	87%	100%	100%	14,022
(F) Gar	1993	582	B 100	38,412	Good	87%	100%	100%	33,418
1 Fr	1993	264	B 100	18,546	Good	87%	100%	100%	16,135
Crawl Space	1993	264	B 100	1,742	Good	87%	100%	100%	1,516
Stone Walkway	1993	178	B 100	4,699	Good	87%	100%	100%	4,088
2,710 SFLA		83.31 = $/SFLA (4)					Outbuilding Total		83,403

Accpt Land 214,000 **Accepted Bldg** 309,000 **Total** 523,000

Neighborhood 15 River Usable 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1992
Sale Price	76,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 15

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	1997	480	B 100	20,015	Good	89%	100%	100%	17,813
Pier	2008	450	B 100	23,760	Good	95%	100%	100%	22,572
Ramp	2008	96	C 100	2,160	Good	95%	100%	100%	2,052
Float	2008	192	C 100	7,056	Good	95%	100%	100%	6,703
1.5 Shed	2007	736	B 100	12,338	Good	94%	100%	100%	11,598
2,710 SFLA		83.31 = $/SFLA (4)					Outbuilding Total		60,738

Accpt Land 0 **Accepted Bldg** 61,000 **Total** 61,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	214,000	309,000	523,000	214,000	309,000	523,000
2	0	61,000	61,000	0	61,000	61,000
TOTAL	214,000	370,000	584,000	214,000	370,000	584,000

Map/Lot: U10 10-12
Account: 2556 Card: 1 of 1 Location: 12 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 99 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Forest Park M/H	1990	14X56	B 100	38,528	Avg.	51%	100%	100%	19,649
784 SFLA		133.34 = $/SFLA (4)				Outbuilding Total			19,649

Land	31,000	**Accepted Bldg**	20,000	**Total**	51,000

Map/Lot: R20 41-3
Account: 2557 Card: 1 of 1 Location: 184 JACKSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	10/03/2014
Sale Price	25,200
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	9,031.63	17,973	100%		17,973
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		19,081.91 Per Acre		Land Total		37,973

Dwelling Description **Replacement Cost New**

Ranch	One Story	992 Sqft	Grade E 100	Base	68,713
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,610
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	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	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Standard	Standard	Average	Basic	64,212

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	82%	80%	100%	42,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1991	240	E 100	1,800	Avg.	82%	100%	100%	1,476
1.5 Gar	1993	416	E 100	9,856	Avg.	83%	80%	100%	6,544
Shed	1996	288	E 100	2,160	Avg.	85%	80%	100%	1,469
1 Fr	2004	168	E 100	6,706	Avg.	90%	100%	100%	6,035
Open Fr Porch	2004	48	E 100	853	Avg.	90%	100%	100%	768
992 SFLA		42.46 = $/SFLA (4)					Outbuilding Total		16,292

Accpt Land 38,000 **Accepted Bldg** 58,000 **Total** 96,000

Map/Lot: R 7 27
Account: 2558 Card: 1 of 1 Location: 1057 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1982
Sale Price	92,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
1,350	$/LF -Water Frontage	150.00	202,500	100%		202,500
13.50	Acres-Water Acreage	.00		100%		0
1.20	Acres-Road Frontage	3,000.00	3,600	100%		3,600
48.96	Acres-Back Land	500.00	24,480	100%		24,480
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 65.66		6,253.12 Per Acre		Land Total		410,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1988	960	B 100	45,391	Good	85%	100%	100%	38,582
1.5 Gar	1988	420	B 100	17,514	Good	85%	100%	100%	14,887
						Outbuilding Total			53,469

Accpt Land 411,000 **Accepted Bldg** 53,000 **Total** 464,000

Map/Lot: U10 10-44
Account: 2559 Card: 1 of 1 Location: 44 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1991
Sale Price	24,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1990 FOREST RIDGE 14 X 70 4-1-91
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Forest Park M/H	1990	14X67	B 100	46,096	Poor	30%	100%	100%	13,829
Deck	1990	64	E 100	432	Poor	68%	100%	100%	294
Shed	1990	64	E 100	480	Poor	68%	100%	100%	326
938 SFLA		59.65 = $/SFLA (4)				Outbuilding Total			14,449

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Map/Lot: R12 29A
Account: 2561 Card: 1 of 1 Location: 1149 GOSHEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/13/2004
Sale Price	2,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1989 LACASA 14 X 70		
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Lacasa	M/H	1989	14X70	C 100	41,930	Poor	30%	100%	100%	12,579
Deck		2006	56	E 100	378	Avg.	91%	100%	100%	344
Deck		2006	160	E 100	1,080	Avg.	91%	100%	100%	983
Shed		2006	80	E 100	600	Avg.	91%	100%	100%	546
980 SFLA			243.21 = $/SFLA (4)				Outbuilding Total			14,452

Accpt Land	0	**Accepted Bldg**	14,000	**Total**	14,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND RP
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	28,428.83	28,429	80%		22,743
9.00	Acres-Landlocked/Rear	200.00	1,800	100%		1,800
18.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 28.00		1,590.82 Per Acre		Land Total		44,543

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	864 Sqft	Grade C 100	Base	136,277
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,575
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	135,157

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	109,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	2001	432	C 100	15,474	Avg.	88%	100%	100%	13,617
1.75 Fr	2003	384	C 100	29,426	Avg.	89%	80%	100%	20,951
Open Fr Porch	2004	28	C 100	663	Avg.	90%	100%	100%	597
Patio	2004	378	C 100	1,830	Avg.	90%	100%	100%	1,647
1,728 SFLA		63.35 = $/SFLA (4)				Outbuilding Total			36,812

Accpt Land 45,000 **Accepted Bldg** 146,000 **Total** 191,000

Map/Lot: R23 23B
Account: 2564 Card: 1 of 1 Location: 1881 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1990
Sale Price	10,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.82	Acres-Baselot (Frct)	10,682.45	19,442	100%		19,442
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.82		21,671.43 Per Acre			Land Total	39,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford M/H	1981	14X52	A 100	38,896	Poor	30%	100%	100%	11,669
728 SFLA		166.41 = $/SFLA (4)					Outbuilding Total		11,669

Accpt Land 39,000 **Accepted Bldg** 12,000 **Total** 51,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2 1976 PARKWOOD 12 X 65
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.63	Acres-Baselot (Frct)	10,385.61	16,929	100%		16,929
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.63		22,655.83 Per Acre			Land Total	36,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2010	768	C 100	19,108	Avg.	94%	100%	100%	17,962
						Outbuilding Total			17,962

Accpt Land 37,000 **Accepted Bldg** 18,000 **Total** 55,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 2.00		26,000.00 Per Acre		Land Total		52,000

Dwelling Description — Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 100	Base	92,281
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,472
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
1990	0	Standard	Standard	Average	Basic	93,753

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	75,940

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1990	24	C 100	840	Avg.	81%	100%	100%	680
Open Fr Porch	2013	130	C 100	3,078	Avg.	96%	100%	100%	2,955
988 SFLA		76.86 = $/SFLA (4)					Outbuilding Total		3,635

Accpt Land 52,000 **Accepted Bldg** 80,000 **Total** 132,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	880 Sqft	Grade C 110	Base	94,058
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,442
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	880	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	95,500

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	86,905

Accpt Land 0 **Accepted Bldg** 87,000 **Total** 87,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	52,000	80,000	132,000	52,000	80,000	132,000
2	0	87,000	87,000	0	87,000	87,000
TOTAL	52,000	167,000	219,000	52,000	167,000	219,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/04/2004
Sale Price	122,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.95	Acres-Baselot (Frct)	10,178.80	19,849	100%		19,849
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.95		20,435.38 Per Acre		Land Total		39,849

Dwelling Description **Replacement Cost New**

Ranch	One Story	966 Sqft	Grade C 110	Base	99,003
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,073
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	196 Sqft, Grade E	Basement Gar	None	Fin Bsmt	2,940
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,583
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
1990	0	Standard	Standard	Average	Basic	104,599

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	84,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1990	42	C 110	1,598	Avg.	81%	100%	100%	1,294
Deck	1990	96	C 110	950	Avg.	81%	100%	100%	770
966 SFLA		87.71 = $/SFLA (4)				Outbuilding Total			2,064

Accpt Land 40,000 **Accepted Bldg** 87,000 **Total** 127,000

Map/Lot: R16 24- 1
Account: 2569 Card: 1 of 1 Location: 1167 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1992
Sale Price	142,840
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.01	Acres-Road Frontage	3,000.00	3,030	100%		3,030
0.37	Acres-Back Land	500.00	185	100%		185
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.38		17,815.09 Per Acre		Land Total		60,215

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,232 Sqft	Grade C 115	Base	177,655
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,694
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,243
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,284
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	Standard	Standard	Average	Basic	188,876

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	152,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1990	1	C 115	2,300	Avg.	81%	100%	100%	1,863
Open Fr Porch	1990	56	C 115	1,525	Avg.	81%	100%	100%	1,235
Open Fr Porch	1990	56	C 115	1,525	Avg.	81%	100%	100%	1,235
Deck	1990	418	C 115	4,326	Avg.	81%	100%	100%	3,504
Entry	1990	25	C 115	1,006	Avg.	81%	100%	100%	815
Att Gar	1990	780	C 115	18,819	Avg.	81%	100%	100%	15,243
(F) Gar	1990	780	C 115	44,850	Avg.	81%	100%	100%	36,329
Open Fr Porch	1990	326	C 115	8,878	Avg.	81%	100%	100%	7,191
Shed	1990	120	E 100	900	Avg.	81%	100%	100%	729
2,156 SFLA		70.96 = $/SFLA (4)					Outbuilding Total		68,144

Accpt Land 60,000 **Accepted Bldg** 221,000 **Total** 281,000

Map/Lot: R17 6A
Account: 2570 Card: 1 of 1 Location: 1620 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/16/2010
Sale Price	126,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Baselot (Frct)	17,091.61	15,895	100%		15,895
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.93		38,596.77 Per Acre		Land Total		35,895

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	1,344 Sqft	Grade C 100	Base	113,474
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,003
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	Floor & Stairs			Attic	6,720
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	Standard	Standard	Average	Basic	125,017

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	102,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1991	96	E 100	720	Avg.	82%	100%	100%	590
Deck	2003	240	C 100	2,160	Avg.	89%	100%	100%	1,922
1,344 SFLA		76.28 = $/SFLA (4)					Outbuilding Total		2,512

Accpt Land 36,000 **Accepted Bldg** 105,000 **Total** 141,000

Map/Lot: R15 59C
Account: 2571 Card: 1 of 1 Location: 308 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/20/2012
Sale Price	107,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.14	Acres-Back Land	500.00	70	100%		70
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.14		17,789.72 Per Acre		Land Total		38,070

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,152 Sqft	Grade E 100	Base	76,926
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	873
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,728
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	71,671

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	58,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1991	1	E 100	1,500	Avg.	82%	100%	100%	1,230
Att Gar	1991	320	E 100	5,036	Avg.	82%	100%	100%	4,130
Shed	1991	620	E 100	4,650	Avg.	82%	100%	100%	3,813
Shed	1991	128	E 100	960	Avg.	82%	100%	100%	787
Shed	1991	154	E 100	1,155	Avg.	82%	100%	100%	947
Deck	1991	160	E 100	1,080	Avg.	82%	100%	100%	886
Shed	1990	140	E 100	1,050	Fair	75%	100%	100%	788
1 Fr	1996	170	E 100	6,785	Avg.	85%	100%	100%	5,767
1,152 SFLA		51.02 = $/SFLA (4)				Outbuilding Total			18,348

Accpt Land 38,000 **Accepted Bldg** 77,000 **Total** 115,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Rolling
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 5 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Landlocked/Rear	200.00	388	100%		388
Total Acres 1.94		200.00 Per Acre			Land Total	388

Accpt Land 400 **Accepted Bldg** 0 **Total** 400

Map/Lot: R11 7A
Account: 2575 Card: 1 of 1 Location: 945 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1990
Sale Price	12,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.15	Acres-Back Land	500.00	75	100%		75
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.15		18,639.53 Per Acre		Land Total		40,075

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 110	Base	101,871
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	101,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	82,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2009	128	C 110	1,267	Avg.	93%	100%	100%	1,178
1,008 SFLA		81.86 = $/SFLA (4)				Outbuilding Total			1,178

Accpt Land 40,000 **Accepted Bldg** 84,000 **Total** 124,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Road Frontage	3,000.00	330	100%		330
Total Acres 0.11		3,000.00 Per Acre			Land Total	330

Accpt Land 300 **Accepted Bldg** 0 **Total** 300

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/26/2018
Sale Price	155,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.85	Acres-Back Land	500.00	1,425	100%		1,425
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.85		8,128.87 Per Acre		Land Total		39,425

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	936 Sqft	Grade C 100	Base	111,667
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu One Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,092
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
1994	0	Standard	Standard	Average	Basic	113,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	95,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	320	C 100	2,880	Avg.	91%	100%	100%	2,621
Enclosed Fr Porch	2005	260	C 100	11,916	Avg.	91%	40%	100%	4,338
1.5 Shed	2005	320	C 100	4,064	Avg.	91%	100%	100%	3,698
Canopy	2005	195	C 100	1,716	Avg.	91%	100%	100%	1,562
1,404 SFLA		68.06 = $/SFLA (4)				Outbuilding Total			12,219

Accpt Land	39,000	**Accepted Bldg**	108,000	**Total**	147,000

Map/Lot: R 2 30
Account: 2580 Card: 1 of 1 Location: 90 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	4-1-89
Reference 2	1973 CRAFTMADE 12 X 50
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Craftmade	M/H	1973	12X46	C 100	25,392	Poor	30%	100%	100%	7,618
552 SFLA			98.05 = $/SFLA (4)					Outbuilding Total		7,618

Accpt Land 0 **Accepted Bldg** 8,000 **Total** 8,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Level
Utilities Drilled Well
Street Paved

Reference 1 4-1-91
Reference 2 1972 WINDSOR 12 X 65
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Windsor	M/H	1972	12X61	B 100	38,674	Poor	30%	100%	100%	11,602
MH Tipout		1972	36	B 100	1,288	Poor	30%	100%	100%	386
Shed		1991	96	E 100	720	Fair	76%	100%	100%	547
Shed		1999	96	E 100	720	Fair	83%	100%	100%	598
Entry		1999	84	E 100	2,205	Fair	83%	100%	100%	1,830
Shed		2006	780	E 100	5,850	Poor	85%	50%	100%	2,486
732 SFLA			89.79 = $/SFLA (4)					Outbuilding Total		17,449

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Map/Lot: R15 51B
Account: 2582 Card: 1 of 1 Location: 643 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.38	Acres-Road Frontage	3,000.00	10,140	100%		10,140
26.62	Acres-Back Land	500.00	13,310	100%		13,310
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 36.00		2,106.94 Per Acre			Land Total	75,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore M/H	1986	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
1 Fr	1998	420	C 100	22,352	Avg.	86%	50%	100%	9,612
2 Cabin	2003	400	E 100	18,321	Avg.	89%	80%	100%	13,045
Titan M/H	1972	12X57	C 100	31,464	Poor	30%	100%	100%	9,439
Deck	2006	64	C 100	576	Avg.	91%	100%	100%	524
Shed	2006	100	E 100	750	Avg.	91%	100%	100%	682
1,608 SFLA		59.02 = $/SFLA (4)					Outbuilding Total		53,049

Accpt Land 76,000 **Accepted Bldg** 53,000 **Total** 129,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/01/2002
Sale Price	19,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.60	Acres-Back Land	500.00	1,800	100%		1,800
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.60		6,030.30 Per Acre		Land Total		39,800

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,456 Sqft	Grade D 100	Base	101,160
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Average	Basic	97,436

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	89,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Newport/Lagrande	1978	12X56	B 100	35,504	Poor	30%	20%	100%	2,130
Shed	1978	144	E 100	1,080	Poor	55%	100%	100%	594
Shed	1978	120	E 100	900	Poor	55%	100%	100%	495
Deck	2010	60	C 100	540	Avg.	94%	100%	100%	508
2,128 SFLA		42.12 = $/SFLA (4)				Outbuilding Total			3,727

Accpt Land 40,000 **Accepted Bldg** 93,000 **Total** 133,000

Map/Lot: R13 89
Account: 2584 Card: 1 of 1 Location: 661 COLE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND SP
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/26/2005
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.00	Acres-Back Land	500.00	11,000	100%		11,000
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
Total Acres 28.00		414.29 Per Acre		Land Total		11,600

Accpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Map/Lot: U 7 3
Account: 2585 Card: 1 of 2 Location: 86 WASHINGTON RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/16/2005
Sale Price	152,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 13 70 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	44%		19,800
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
10.85	Acres-Back Land	500.00	5,425	100%		5,425
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 16.85		3,764.09 Per Acre			Land Total	63,425

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	638 Sqft	Grade C 100	Base	70,329
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	951
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	22,426
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1852	0	Standard	Standard	Average	Basic	93,706

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	58,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2006	320	C 100	17,030	Avg.	91%	100%	100%	15,497
Open Fr Porch	2008	156	C 100	3,694	Avg.	93%	100%	100%	3,435
638 SFLA		91.06 = $/SFLA (4)					Outbuilding Total		18,932

Accpt Land 63,000 **Accepted Bldg** 77,000 **Total** 140,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/16/2005
Sale Price	152,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	5 0 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	13 70 0
Land Schedule	1

Dwelling Description

Cape Cod	One & 1/2 Story	756 Sqft	Grade E 100	**Replacement Cost New**	
Exterior	Wood Shingle	Masonry Trim	None	Base	73,836
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,275
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1852	2006	Standard	Standard	Average	Open	71,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	57,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1852	828	E 100	33,050	Avg.	80%	100%	100%	26,440
1,134 SFLA		50.57 = $/SFLA (4)				Outbuilding Total			26,440

Accpt Land	0	**Accepted Bldg**	84,000	**Total**	84,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	63,000	77,000	140,000	63,000	77,000	140,000
2	0	84,000	84,000	0	84,000	84,000
TOTAL	63,000	161,000	224,000	63,000	161,000	224,000

Map/Lot: U11 40-2
Account: 2586 Card: 1 of 1 Location: 52 MEDOMAK TERRACE ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities NoneNone
Street Right-Of-Way

Sale Data

Sale Date	06/09/2017
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.33	Acres-Back Land	500.00	665	100%		665
Total Acres 1.83		12,385.25 Per Acre		Land Total		22,665

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: U12 20A
Account: 2587 Card: 1 of 1 Location: 151 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/21/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
1.09	Acres-Back Land	500.00	545	100%		545
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.14		17,737.26 Per Acre		Land Total		55,695

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,152 Sqft	Grade C 110	Base	111,707
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,280
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,888
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	95,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1990	92	C 110	2,397	Avg.	81%	100%	100%	1,942
Enclosed Fr Porch	1990	182	C 110	9,175	Avg.	81%	100%	100%	7,432
(U)Basement	1990	182	C 110	3,203	Avg.	81%	100%	100%	2,594
Deck	1990	56	C 110	554	Avg.	81%	100%	100%	449
Gar	1990	728	C 110	19,924	Avg.	81%	100%	100%	16,138
(U)Basement	1990	728	C 110	12,813	Avg.	81%	100%	100%	10,379
1,152 SFLA		82.95 = $/SFLA (4)				Outbuilding Total			38,934

Accpt Land 56,000 **Accepted Bldg** 134,000 **Total** 190,000

Map/Lot: U12 20B
Account: 2588 Card: 1 of 1 Location: 175 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1990 BURLINGTON 24 X 48
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
1.55	Acres-Back Land	500.00	775	100%		775
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.60		15,534.72 Per Acre			Land Total	55,925

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,152 Sqft	Grade C 100	Base	101,552
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,164
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,716
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,252

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	86,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1990	64	C 100	2,240	Avg.	81%	100%	100%	1,814
Gar	1990	672	E 100	12,539	Avg.	81%	100%	100%	10,157
Deck	2015	120	C 100	1,080	Avg.	97%	100%	100%	1,048
1,152 SFLA		75.41 = $/SFLA (4)					Outbuilding Total		13,019

Accpt Land 56,000 **Accepted Bldg** 100,000 **Total** 156,000

Map/Lot: R 1 97
Account: 2589 Card: 1 of 1 Location: 160 BUTTER POINT RD

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2006
Sale Price	175,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.76	Acres-Baselot (Frct)	191,382	336,832	100%		336,832
4	$/LF -Water Frontage	350.00	1,400	100%		1,400
Total Acres 1.76		192,177.27 Per Acre		Land Total		338,232

Accpt Land	338,000	**Accepted Bldg**	0	**Total**	338,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1992
Sale Price	57,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
89	$/LF -Water Frontage	150.00	13,350	100%		13,350
0.89	Acres-Water Acreage	.00		100%		0
7.33	Acres-Back Land	500.00	3,665	100%		3,665
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.22		18,298.92 Per Acre		Land Total		187,015

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,344 Sqft	Grade B 100	Base	244,263
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,287
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	253,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	212,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	88	B 100	1,045	Avg.	84%	100%	100%	878
Deck	1995	80	B 100	950	Avg.	84%	100%	100%	798
Deck	1998	542	B 100	6,439	Avg.	86%	100%	100%	5,538
Enclosed Fr Porch	1998	256	B 100	15,486	Avg.	86%	100%	100%	13,318
2,688 SFLA		79.15 = $/SFLA (4)				Outbuilding Total			20,532

Accpt Land	187,000	**Accepted Bldg**	233,000	**Total**	420,000

Map/Lot: R 3 29D
Account: 2591 Card: 1 of 2 Location: 330 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1991
Sale Price	5,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.59	Acres-Road Frontage	3,000.00	4,770	100%		4,770
15.93	Acres-Back Land	500.00	7,965	100%		7,965
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.52		3,316.34 Per Acre			Land Total	64,735

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,566 Sqft	Grade D 100	Base	106,897
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,960
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,226

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	97,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1990	77	C 100	693	Avg.	81%	100%	100%	561
Deck	1990	60	C 100	540	Avg.	81%	100%	100%	437
Shed	1991	156	E 100	1,170	Avg.	82%	100%	100%	959
Gar	1992	720	C 100	17,914	Avg.	82%	100%	100%	14,689
1.75 Gar	1994	720	C 100	25,790	Avg.	84%	100%	100%	21,664
Shed	1994	84	C 100	840	Avg.	84%	100%	100%	706
1.5 Barn	2000	1120	E 100	20,050	Avg.	87%	100%	100%	17,444
Shed	2002	236	E 100	1,770	Avg.	89%	100%	100%	1,575
1,566 SFLA		62.50 = $/SFLA (4)					Outbuilding Total		58,035

Accpt Land 65,000 **Accepted Bldg** 156,000 **Total** 221,000

Map/Lot: R 3 29D
Account: 2591 Card: 2 of 2 Location: 330 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1991
Sale Price	5,000
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 12
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Swimming Pool	2005	384	C 100	13,225	Avg.	91%	100%	100%	12,035
Shed	2006	817	C 100	8,170	Avg.	91%	100%	100%	7,435
Gazebo	2007	153	C 100	7,906	Avg.	92%	100%	100%	7,274
Box Trailer	1990	1	C 100	500	Avg.	81%	100%	100%	405
1,566 SFLA		62.50 = $/SFLA (4)				Outbuilding Total			27,149

Accpt Land 0 **Accepted Bldg** 27,000 **Total** 27,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	65,000	156,000	221,000	65,000	156,000	221,000
2	0	27,000	27,000	0	27,000	27,000
TOTAL	65,000	183,000	248,000	65,000	183,000	248,000

Map/Lot: R 3 35A
Account: 2592 Card: 1 of 1 Location: 745 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/08/2003
Sale Price	140,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.03	Acres-Road Frontage	3,000.00	3,090	100%		3,090
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.03		14,221.12 Per Acre		Land Total		43,090

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,098 Sqft	Grade C 110	Base	109,099
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,220
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	110,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	90,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1992	160	E 100	1,200	Fair	77%	100%	100%	924
Entry	2005	64	C 100	2,240	Avg.	91%	100%	100%	2,038
Open Shed	2005	128	E 100	768	Fair	88%	100%	100%	676
Deck	2008	256	C 100	2,304	Avg.	93%	100%	100%	2,143
Green House Framed	2013	120	E 100	1,765	Avg.	96%	100%	100%	1,694
1,098 SFLA		82.39 = $/SFLA (4)				Outbuilding Total			7,475

Accpt Land 43,000 **Accepted Bldg** 98,000 **Total** 141,000

Map/Lot: R 4 28A
Account: 2593 Card: 1 of 1 Location: 479 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1991
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%	Topography	20,250
0.90	Acres-Back Land	500.00	450	100%		450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.90		14,034.48 Per Acre			Land Total	40,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	129,080
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
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
2001	0	Standard	Standard	Average	Basic	131,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	115,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2012	616	C 100	5,544	Avg.	95%	100%	100%	5,267
1,512 SFLA		76.57 = $/SFLA (4)				Outbuilding Total			5,267

Accpt Land 41,000 **Accepted Bldg** 121,000 **Total** 162,000

Map/Lot: R 7 7- 1
Account: 2594 Card: 1 of 1 Location: 763 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/30/2017
Sale Price	367,905
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.25	Acres-Road Frontage	3,000.00	6,750	100%		6,750
1.42	Acres-Back Land	500.00	710	100%		710
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.67		12,779.54 Per Acre		Land Total		72,460

Dwelling Description **Replacement Cost New**

Colonial	One & 3/4 Story	1,564 Sqft	Grade B 100	Base	243,497
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	7,515
Rooms	12				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	1	Plumbing	13,649
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Supier	Supier	Average	Basic	270,535

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	232,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1998	24	B 100	750	Avg.	86%	100%	100%	645
1 Fr	1998	72	B 100	5,058	Avg.	86%	100%	100%	4,350
(U)Basement	1998	72	B 100	1,521	Avg.	86%	100%	100%	1,308
Office 8	1998	384	B 100	36,131	Avg.	86%	100%	100%	31,073
(F)Attic	1998	288	B 100	9,504	Avg.	86%	100%	100%	8,173
Att Gar	1998	576	B 100	15,951	Avg.	86%	100%	100%	13,718
(U)Attic	1998	432	B 100	5,132	Avg.	86%	100%	100%	4,414
Shed	1943	196	C 100	1,960	Avg.	62%	100%	100%	1,215
Deck	2004	408	B 100	4,847	Avg.	90%	100%	100%	4,362
2,737 SFLA		85.01 = $/SFLA (4)				Outbuilding Total			69,258

Accpt Land 72,000 **Accepted Bldg** 302,000 **Total** 374,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Level
Utilities Drilled WellSeptic System
Street Paved
170

Sale Data

Sale Date	06/13/2016
Sale Price	159,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		32,500.00 Per Acre		Land Total		65,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	139,357
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu One & 1/2			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-643
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	140,594

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	115,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1992	256	E 100	2,438	Avg.	82%	100%	100%	1,999
Shed	1994	224	E 100	1,680	Avg.	84%	100%	100%	1,411
Deck	1996	659	C 100	5,931	Avg.	85%	100%	100%	5,041
1,890 SFLA		61.00 = $/SFLA (4)				Outbuilding Total			8,451

Accpt Land 65,000 **Accepted Bldg** 124,000 **Total** 189,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/17/2017
Sale Price	15,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.52	Acres-Road Frontage	3,000.00	1,560	100%		1,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.52		15,698.41 Per Acre		Land Total		39,560

Dwelling Description **Replacement Cost New**

Doublewide	One Story	880 Sqft	Grade E 75	Base	47,623
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Posts	Basement	None	Basement	-3,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	45,477

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	39,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1999	144	E 100	972	Avg.	87%	100%	100%	846
Gar	2001	384	E 100	7,166	Avg.	88%	100%	100%	6,306
880 SFLA		44.96 = $/SFLA (4)				Outbuilding Total			7,152

Accpt Land 40,000 **Accepted Bldg** 47,000 **Total** 87,000

Map/Lot: R13 53A
Account: 2597 Card: 1 of 1 Location: 944 OLD ROUTE 1

Neighborhood 1 Rt 1 Com A 2

Zoning/Use	ROUTE 1 COM A RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1983
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
8.99	Acres-Back Land	500.00	4,495	100%		4,495
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.99		5,811.78 Per Acre		Land Total		75,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Poultry House	1960	6800	C 100	172,856	Poor	46%	50%	100%	39,757
						Outbuilding Total			39,757

Accpt Land	75,000	**Accepted Bldg**	40,000	**Total**	115,000

Map/Lot: R16 62D
Account: 2598 Card: 1 of 1 Location: 80 SLAB PILE LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
18.17	Acres-Back Land	500.00	9,085	100%		9,085
Total Acres 20.17		2,334.41 Per Acre		Land Total		47,085

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,020 Sqft	Grade C 110	Base	130,121
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,366
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	128,823

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	105,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1992	168	E 100	1,260	Poor	70%	100%	100%	882
Deck	1997	664	C 110	6,574	Avg.	86%	100%	100%	5,654
Entry	2002	126	C 110	4,851	Avg.	89%	100%	100%	4,317
1.5 Gar	2002	900	C 100	28,431	Avg.	89%	100%	100%	25,304
1,530 SFLA		69.04 = $/SFLA (4)				Outbuilding Total			36,157

Accpt Land 47,000 **Accepted Bldg** 142,000 **Total** 189,000

Map/Lot: R17 59C
Account: 2599 Card: 1 of 1 Location: 782 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1999
Sale Price	31,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1965 DETROITER 10 X 55
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.26	Acres-Under Water	.00		100%		0
Total Acres 4.26		10,798.12 Per Acre		Land Total		46,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1991	112	E 100	840	Avg.	82%	100%	100%	689
Gar	1995	480	E 100	8,956	Avg.	84%	100%	100%	7,523
						Outbuilding Total			8,212

Accpt Land 46,000 **Accepted Bldg** 8,000 **Total** 54,000

Map/Lot: R17 59D
Account: 2600 Card: 1 of 1 Location: 801 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/07/2006
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.64	Acres-Road Frontage	3,000.00	13,920	100%		13,920
13.06	Acres-Back Land	500.00	6,530	100%		6,530
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 19.70		3,677.66 Per Acre			Land Total	72,450

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,064 Sqft	Grade C 110	Base	175,745
Exterior	Wood 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	-8,559
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	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
1995	0	Standard	Standard	Average	Basic	167,186

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	140,436

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1995	11	C 110	1,549	Avg.	84%	100%	100%	1,301
Deck	1995	360	C 110	3,564	Avg.	84%	100%	100%	2,994
Shed	1998	208	E 100	1,560	Avg.	86%	100%	100%	1,342
14Mobile Home	1983	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
2,988 SFLA		47.00 = $/SFLA (4)				Outbuilding Total			17,497

Accpt Land 72,000 **Accepted Bldg** 158,000 **Total** 230,000

Map/Lot: R18 5A
Account: 2601 Card: 1 of 1 Location: 363 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/12/2017
Sale Price	86,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.00		7,700.00 Per Acre			Land Total	46,200

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	1,296 Sqft	Grade C 110	Base	198,188
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,749
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	2017	Standard	Standard	Average	Basic	190,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	163,865

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1991	256	E 100	1,920	Avg.	82%	100%	100%	1,574
Shed	1997	96	E 100	720	Avg.	86%	100%	100%	619
Open Fr Porch	1997	48	E 100	853	Avg.	86%	100%	100%	734
Deck	1999	80	C 110	792	Avg.	87%	100%	100%	689
Open Shed	1999	72	E 100	432	Avg.	87%	100%	100%	376
Open Fr Porch	2006	128	C 110	3,334	Avg.	91%	100%	100%	3,034
2,592 SFLA		63.22 = $/SFLA (4)					Outbuilding Total		7,026

Accpt Land 46,000 **Accepted Bldg** 171,000 **Total** 217,000

Map/Lot: R19 8A
Account: 2602 Card: 1 of 1 Location: 1491 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/1991
Sale Price	73,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.03		19,748.77 Per Acre			Land Total	40,090

Dwelling Description

Doublewide	One Story	1,080 Sqft	Grade E 75	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	54,608
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,581
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	51,613

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	41,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1989	160	E 100	6,386	Avg.	80%	100%	100%	5,109
Deck	1989	80	E 100	540	Avg.	80%	100%	100%	432
Shed	1989	64	E 100	480	Avg.	80%	100%	100%	384
1.75 Gar	1995	672	C 100	24,071	Avg.	84%	100%	100%	20,220
Shed	1996	132	E 100	990	Avg.	85%	100%	100%	842
Deck	1996	536	C 100	4,824	Avg.	85%	100%	100%	4,100
1,080 SFLA		38.23 = $/SFLA (4)				Outbuilding Total			31,087

Accpt Land 40,000 **Accepted Bldg** 72,000 **Total** 112,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/16/2015
Sale Price	68,600
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.50	Acres-Road Frontage	3,000.00	13,500	100%		13,500
13.50	Acres-Back Land	500.00	6,750	100%		6,750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.00		3,012.50 Per Acre			Land Total	60,250

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,140 Sqft	Grade C 110	Base	141,938
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,912
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	151,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	146,489

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Barn	1976	1200	E 100	24,363	Avg.	72%	100%	100%	17,541
Open Shed	1983	400	E 100	2,400	Avg.	77%	100%	100%	1,848
Canopy	2006	192	C 100	1,690	Avg.	91%	100%	100%	1,538
Open Fr Porch	2017	168	C 110	4,376	Avg.	97%	100%	100%	4,245
1,710 SFLA		85.67 = $/SFLA (4)					Outbuilding Total		25,172

Accpt Land 60,000 **Accepted Bldg** 172,000 **Total** 232,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1990
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.80	Acres-Road Frontage	3,000.00	5,400	100%		5,400
7.27	Acres-Back Land	500.00	3,635	100%		3,635
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.07		4,532.13 Per Acre			Land Total	59,235

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,128 Sqft	Grade E 75	Base	92,127
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,209
					0
					0
Foundation	Posts	Basement	None	Basement	-9,025
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	2,644
Attic	None			Attic	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	Standard	Standard	Average	Basic	86,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	71,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1991	120	C 100	4,200	Avg.	82%	100%	100%	3,444
Deck	1996	288	C 100	2,592	Avg.	85%	100%	100%	2,203
Westchester M/H	1960	10X51	C 100	25,500	Poor	30%	50%	100%	3,825
10Mobile Home	1960	10X46	C 100	23,000	Poor	30%	50%	100%	3,450
Nashua M/H	1960	10X41	C 100	20,500	Poor	30%	50%	100%	3,075
Shed	1991	192	E 100	1,440	Poor	69%	100%	100%	994
Open Shed	2003	640	E 100	3,840	Poor	82%	50%	100%	1,574
3,508 SFLA		20.33 = $/SFLA (4)					Outbuilding Total		18,565

Accpt Land 59,000 **Accepted Bldg** 90,000 **Total** 149,000

Map/Lot: R23 11A
Account: 2606 Card: 1 of 1 Location: 3160 WASHINGTON RD

Neighborhood 2	Rural Paved 2
Tree Growth	2002
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/2002
Sale Price	89,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2002		
Reference 2	FARMLAND 2002		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.78	Acres-Crop/Blueberry F&O	450.00	2,601	100%		2,601
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.78		5,475.71 Per Acre			Land Total	42,601

Dwelling Description **Replacement Cost New**

Doublewide	One Story	880 Sqft	Grade E 75	Base	47,623
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	45,477

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	37,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1980	168	E 100	1,260	Avg.	75%	100%	100%	945
1 Fr	2008	320	E 100	12,772	Avg.	93%	100%	100%	11,878
Deck	2010	64	E 100	432	Avg.	94%	100%	100%	406
Entry	2010	192	E 100	5,040	Avg.	94%	100%	100%	4,738
880 SFLA		42.38 = $/SFLA (4)					Outbuilding Total		17,967

Accpt Land	43,000	**Accepted Bldg**	55,000	**Total**	98,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/21/2018
Sale Price	23,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.06	Acres-Road Frontage	3,000.00	21,180	100%		21,180
4.61	Acres-Back Land	500.00	2,305	100%		2,305
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.67		4,644.11 Per Acre			Land Total	63,485

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,100 Sqft	Grade C 100	Base	98,323
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,639
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	123,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	101,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1996	240	C 100	10,999	Avg.	85%	100%	100%	9,349
(U)Basement	1996	250	C 100	4,000	Avg.	85%	100%	100%	3,400
Att Gar	1996	650	C 100	13,637	Avg.	85%	100%	100%	11,591
(U)Basement	1996	650	C 100	10,400	Avg.	85%	100%	100%	8,840
1,100 SFLA		92.32 = $/SFLA (4)					Outbuilding Total		33,180

Accpt Land	63,000	Accepted Bldg	135,000	Total	198,000

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	4 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	08/09/2012
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45.000	50%		22,500
Total Acres 2.00		11,250.00 Per Acre			Land Total	22,500

Accpt Land	23,000	**Accepted Bldg**	0	**Total**	23,000

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1991
Sale Price	13,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	18,139.76	34,466	100%		34,466
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.90		26,561.05 Per Acre		Land Total		50,466

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,012 Sqft	Grade E 75	Base	52,233
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,292
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
2016	0	Standard	Standard	Average	Basic	47,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	46,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1990	14X48	C 100	28,752	Fair	40%	20%	100%	2,300
Shed	1992	216	E 100	1,620	Fair	77%	100%	100%	1,247
Shed	1992	70	E 100	525	Fair	77%	100%	100%	404
1,684 SFLA		27.61 = $/SFLA (4)					Outbuilding Total		3,951

Accpt Land 50,000 **Accepted Bldg** 50,000 **Total** 100,000

Map/Lot: R13 61D
Account: 2610 Card: 1 of 1 Location: 785 OLD ROUTE 1

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1998
Sale Price	13,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	9,504.81	17,584	100%		17,584
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.85		20,315.68 Per Acre		Land Total		37,584

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1996	14X76	B 100	52,288	Good	63%	100%	100%	32,941
Deck		1996	60	E 100	405	Fair	80%	100%	100%	324
1,064 SFLA			115.21 = $/SFLA (4)				Outbuilding Total			33,265

Accpt Land	38,000	**Accepted Bldg**	33,000	**Total**	71,000

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
940	$/LF -Water Frontage	350.00	329,000	100%		329,000
7.00	Acres-Water Acreage	.00		100%		0
Total Acres 9.00		75,444.44 Per Acre		Land Total		679,000

Accpt Land 679,000 **Accepted Bldg** 0 **Total** 679,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.89	Acres-Road Frontage	3,000.00	2,670	50%		1,335
0.67	Acres-Back Land	500.00	335	100%		335
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.56		11,705.06 Per Acre		Land Total		41,670

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 110	Base	135,279
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,616
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	140,997

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	115,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1991	180	C 110	10,538	Avg.	82%	100%	100%	8,641
(U)Basement	1991	180	C 110	3,168	Avg.	82%	100%	100%	2,598
Deck	1996	288	C 100	2,592	Avg.	85%	100%	100%	2,203
Deck	1996	132	C 100	1,188	Avg.	85%	100%	100%	1,010
Shed	2017	160	E 100	1,200	Avg.	97%	100%	100%	1,164
1,596 SFLA		72.44 = $/SFLA (4)				Outbuilding Total			15,616

Accpt Land 42,000 **Accepted Bldg** 131,000 **Total** 173,000

Map/Lot: R12 29A
Account: 2613 Card: 1 of 1 Location: 1155 GOSHEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1992
Sale Price	20,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1986 OXFORD 14 X 76		
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford	M/H	1986	14X72	A 100	53,856	Poor	30%	100%	100%	16,157
Deck		1993	144	C 100	1,296	Poor	71%	100%	100%	920
1,008 SFLA			130.73 = $/SFLA (4)					Outbuilding Total		17,077

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	11/01/1988
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.51	Acres-Back Land	500.00	255	100%		255
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.51		20,918.33 Per Acre		Land Total		52,505

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,292 Sqft	Grade C 110	Base	121,269
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,118
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	126,489

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	110,045

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck		1997	84	C 100	756	Avg.	86%	100%	100%	650
Shed		1900	80	E 100	600	Fair	54%	100%	100%	324
Shed		1900	200	E 100	1,500	Avg.	62%	100%	100%	930
1.75 Gar		1997	960	C 100	34,387	Avg.	86%	100%	100%	29,573
Shed		2006	200	E 100	1,500	Avg.	91%	100%	100%	1,365
Carport		2006	152	E 100	1,112	Avg.	91%	100%	100%	1,012
Fairmont	M/H	1978	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
2,216 SFLA			49.66 = $/SFLA (4)				Outbuilding Total			54,016

Accpt Land 53,000 **Accepted Bldg** 164,000 **Total** 217,000

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/1992
Sale Price	44,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
3.88	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.88		10,913.71 Per Acre		Land Total		86,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	816 Sqft	Grade C 100	Base	80,689
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	336 Sqft, Grade E	Basement Gar	None	Fin Bsmt	5,040
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	87,609

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	66%	100%	100%	57,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1967	20	C 100	700	Avg.	66%	100%	100%	462
Enclosed Fr Porch	1967	72	C 100	3,300	Avg.	66%	100%	100%	2,178
Gar	1967	640	C 100	15,923	Avg.	66%	100%	100%	10,509
Shed	1991	192	E 100	1,440	Avg.	82%	100%	100%	1,181
Deck	1996	342	C 100	3,078	Avg.	85%	100%	100%	2,616
Barn	1996	864	E 100	12,182	Avg.	85%	100%	100%	10,355
Shed	1998	576	E 100	4,320	Avg.	86%	100%	100%	3,715
Swimming Pool	2003	384	C 100	13,225	Avg.	89%	40%	100%	4,708
816 SFLA		70.86 = $/SFLA (4)					Outbuilding Total		35,724

Accpt Land 86,000 **Accepted Bldg** 94,000 **Total** 180,000

Map/Lot: R 3 42
Account: 2616 Card: 1 of 1 Location: 3 LEDGES CIRCLE RD

Neighborhood	3	Rural Dirt	2
Zoning/Use	SHORELAND LR RURAL		
Topography	Rolling		
Utilities			
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land	6,000	**Accepted Bldg**	0	**Total**	6,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.69	Acres-Road Frontage	3,000.00	2,070	100%		2,070
3.21	Acres-Back Land	500.00	1,605	100%		1,605
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.90		7,402.54 Per Acre			Land Total	43,675

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,722 Sqft	Grade E 100	Base	102,708
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	102,708

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	84,221

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	1992	12	E 100	1,152	Avg.	82%	100%	100%	945
Deck	1997	788	E 100	5,319	Avg.	86%	100%	100%	4,574
1.5 Gar	2007	576	E 100	13,647	Avg.	92%	100%	100%	12,555
Kennel Runs Fencing	2009	108	C 100	281	Avg.	93%	100%	100%	261
1.5 Gar	2009	788	C 100	24,893	Avg.	93%	100%	100%	23,150
Open Fr Porch	2010	198	E 100	3,517	Avg.	94%	100%	100%	3,306
Shed	1992	80	E 100	600	Avg.	82%	100%	100%	492
Open Fr Porch	1992	20	E 100	356	Avg.	82%	100%	100%	292
Att Gar	2015	340	E 100	5,350	Avg.	97%	100%	100%	5,190
1,722 SFLA		48.91 = $/SFLA (4)					Outbuilding Total		50,765

Accpt Land 44,000 **Accepted Bldg** 135,000 **Total** 179,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	04/05/2018
Sale Price	188,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.72	Acres-Baselot (Frct)	10,002.16	17,204	100%		17,204
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.72		21,630.23 Per Acre		Land Total		37,204

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,188 Sqft	Grade C 110	Base	114,166
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	117,268

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	96,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1992	44	C 110	1,674	Avg.	82%	100%	100%	1,373
Deck	1992	360	C 110	3,564	Avg.	82%	100%	100%	2,922
Entry	1992	30	C 110	1,155	Avg.	82%	100%	100%	947
Shed	1991	96	E 100	720	Avg.	82%	100%	100%	590
Shed	1999	120	E 100	900	Avg.	87%	100%	100%	783
1 Fr	2001	192	C 110	11,240	Avg.	88%	100%	100%	9,891
(U)Basement	2001	192	C 110	3,379	Avg.	88%	100%	100%	2,974
Entry	2001	64	C 110	2,464	Avg.	88%	100%	100%	2,168
1.5 Gar	2001	1120	C 100	35,381	Avg.	88%	100%	100%	31,135
1,188 SFLA		80.94 = $/SFLA (4)				Outbuilding Total			52,783

Accpt Land 37,000 **Accepted Bldg** 149,000 **Total** 186,000

Map/Lot: R21 1C
Account: 2619 Card: 1 of 1 Location: 176 VIOLET LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/24/2018
Sale Price	103,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17,555	100%		17,555
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		20,410.33 Per Acre		Land Total		37,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1993	896	E 100	16,719	Avg.	83%	100%	100%	13,877
Redman .....M/H	2002	16X76	B 100	56,164	Avg.	51%	100%	100%	28,644
MH Slab	2002	1216	C 100	4,122	Avg.	89%	100%	100%	3,669
Deck	2002	192	E 100	1,296	Avg.	89%	100%	100%	1,153
Deck	2002	48	E 100	324	Avg.	89%	100%	100%	288
Shed	2006	84	E 100	630	Avg.	91%	100%	100%	573
1,216 SFLA		102.63 = $/SFLA (4)				Outbuilding Total			48,204

Accpt Land 38,000 **Accepted Bldg** 48,000 **Total** 86,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/10/2018
Sale Price	152,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	10,765.40	19,378	100%		19,378
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.80		21,876.67 Per Acre			Land Total	39,378

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	762 Sqft	Grade C 100	Base	112,034
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,988
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	115,902

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	95,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1991	1	C 100	2,000	Avg.	82%	100%	100%	1,640
Open Fr Porch	1991	64	C 100	1,516	Avg.	82%	100%	100%	1,243
Deck	1991	32	C 100	288	Avg.	82%	100%	100%	236
Gar	1994	528	C 100	13,137	Avg.	84%	100%	100%	11,035
Deck	2013	240	C 100	2,160	Avg.	96%	100%	100%	2,074
1,334 SFLA		71.24 = $/SFLA (4)				Outbuilding Total			16,228

Accpt Land 39,000 **Accepted Bldg** 111,000 **Total** 150,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/03/2007
Sale Price	11,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1997	14X76	B 100	52,288	Poor	30%	100%	100%	15,686
1,064 SFLA			104.07 = $/SFLA (4)					Outbuilding Total		15,686

Accpt Land	0	**Accepted Bldg**	16,000	**Total**	16,000

Map/Lot: R16 62- 3
Account: 2625 Card: 1 of 1 Location: 578 N NOBLEBORO RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	02/02/2011
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Acres-Baselot (Frct)	9,363.54	17,697	100%		17,697
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.89		17,829.10 Per Acre		Land Total		33,697

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,144 Sqft	Grade D 100	Base	84,886
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	87,255

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	74,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1996	36	D 100	1,058	Avg.	85%	100%	100%	899
Deck	1996	96	D 100	726	Avg.	85%	100%	100%	617
Shed	1996	96	E 100	720	Poor	74%	100%	100%	533
1,144 SFLA		64.83 = $/SFLA (4)				Outbuilding Total			2,049

Accpt Land 34,000 **Accepted Bldg** 76,000 **Total** 110,000

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND RP RURAL
Topography Below Street
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Under Water	.00		100%		0
Total Acres 10.00		0.00 Per Acre		Land Total		0

Accpt Land	0	**Accepted Bldg**	0	**Total**	0

Map/Lot: R 3 49
Account: 2628 Card: 1 of 1 Location: 977 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	01/12/2018
Sale Price	5,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 1977 TITAN 14 X 70
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.36	Acres-Road Frontage	3,000.00	1,080	100%		1,080
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.36		17,406.78 Per Acre			Land Total	41,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1997	330	E 100	2,475	Poor	75%	100%	100%	1,856
Shed	1997	256	E 100	1,920	Poor	75%	100%	100%	1,440
								Outbuilding Total	3,296

Accpt Land	41,000	**Accepted Bldg**	3,000	**Total**	44,000

Map/Lot: R14 62
Account: 2629 Card: 1 of 1 Location: 432 MILLER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1992
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
24.00	Acres-Back Land	500.00	12,000	100%		12,000
14.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 40.00		1,250.00 Per Acre			Land Total	50,000

Dwelling Description **Replacement Cost New**

Gambrel	One Story	864 Sqft	Grade E 100	Base	63,378
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	654
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,296
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
1992	0	Standard	None	Average	Basic	57,850

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	47,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1996	864	E 100	6,480	Avg.	85%	100%	100%	5,508
Enclosed Fr Porch	1996	288	E 100	9,899	Avg.	85%	100%	100%	8,414
(F)Attic	1996	864	E 100	16,200	Avg.	85%	100%	100%	13,770
Shed	2000	128	E 100	960	Avg.	87%	100%	100%	835
864 SFLA		54.90 = $/SFLA (4)				Outbuilding Total			28,527

Accpt Land 50,000 **Accepted Bldg** 76,000 **Total** 126,000

Map/Lot: R 4 30C
Account: 2630 Card: 1 of 1 Location: 130 PERRY GREENE HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/2000
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
17.12	Acres-Back Land	500.00	8,560	100%		8,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.12		2,435.15 Per Acre		Land Total		46,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2002	832	C 100	20,700	Avg.	89%	100%	100%	18,423
(F) Gar	2002	832	C 100	41,600	Avg.	89%	100%	100%	37,024
Deck	2004	192	C 100	1,728	Avg.	90%	100%	100%	1,555
Solar Panel	2002	6	C 100	1,200	Avg.	89%	100%	100%	1,068
						Outbuilding Total			58,070

Accpt Land 47,000 **Accepted Bldg** 58,000 **Total** 105,000

Map/Lot: R11 28A
Account: 2631 Card: 1 of 1 Location: 1550 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 110	Base	117,755
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,124
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
1992	0	Standard	Standard	Average	Basic	119,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	98,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	256	C 110	2,534	Avg.	88%	100%	100%	2,230
1,296 SFLA		75.85 = $/SFLA (4)				Outbuilding Total			2,230

Accpt Land 40,000 **Accepted Bldg** 101,000 **Total** 141,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1996
Sale Price	34,900
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
4.79	Acres-Back Land	500.00	2,395	100%		2,395
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.79		5,949.19 Per Acre			Land Total	40,395

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade D 100	Base	104,080
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,892
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	101,894

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	92,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2000	160	E 100	1,200	Fair	83%	100%	100%	996
Deck	2000	100	E 100	675	Fair	83%	100%	100%	560
1.5 Shed	1987	720	E 100	6,858	Fair	72%	50%	100%	2,469
Shed	1989	256	E 100	1,920	Fair	74%	100%	100%	1,421
1,512 SFLA		61.33 = $/SFLA (4)				Outbuilding Total			5,446

Accpt Land 40,000 **Accepted Bldg** 98,000 **Total** 138,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.35	Acres-Road Frontage	3,000.00	4,050	100%		4,050
0.17	Acres-Back Land	500.00	85	100%		85
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.52		11,970.17 Per Acre		Land Total		42,135

Dwelling Description **Replacement Cost New**

Ranch	One Story	768 Sqft	Grade C 100	Base	78,483
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,494
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	91,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	80,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1998	96	E 100	720	Avg.	86%	100%	100%	619
1 Fr	1999	224	C 100	11,921	Avg.	87%	100%	100%	10,371
(U)Basement	1999	224	C 100	3,584	Avg.	87%	100%	100%	3,118
Deck	2000	366	C 100	3,294	Avg.	87%	100%	100%	2,866
Open Shed	2007	120	E 100	720	Avg.	92%	100%	100%	662
768 SFLA		104.19 = $/SFLA (4)					Outbuilding Total		17,636

Accpt Land 42,000 **Accepted Bldg** 98,000 **Total** 140,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.75	Acres-Road Frontage	3,000.00	2,250	100%		2,250
1.50	Acres-Back Land	500.00	750	100%		750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.25		9,647.06 Per Acre			Land Total	41,000

Dwelling Description

					Replacement Cost New
Bi Level	One Story	896 Sqft	Grade C 100	Base	86,511
Exterior	Wood 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	0
Fin. Basement Area	896 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,920
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	109,131

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	90,579

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	1997	64	C 100	2,214	Avg.	86%	100%	100%	1,904
Overhang	1997	64	C 100	2,214	Avg.	86%	100%	100%	1,904
Shed	1998	80	E 100	600	Avg.	86%	100%	100%	516
Deck	2000	462	C 100	4,158	Avg.	87%	100%	100%	3,617
896 SFLA		101.09 = $/SFLA (4)					Outbuilding Total		7,941

Accpt Land 41,000 **Accepted Bldg** 99,000 **Total** 140,000

Map/Lot: R21 1E
Account: 2635 Card: 1 of 1 Location: 240 VIOLET LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1995
Sale Price	4,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.61	Acres-Back Land	500.00	805	100%		805
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.61		10,749.31 Per Acre		Land Total		38,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1995	120	C 100	1,200	Avg.	84%	100%	100%	1,008
Gar	1996	1664	C 100	41,400	Avg.	85%	100%	100%	35,190
(F) Gar	2007	1664	C 100	83,200	Avg.	92%	100%	100%	76,544
Box Trailer	1980	2	C 100	1,000	Avg.	75%	100%	100%	750
MH Slab	2003	1140	C 100	3,865	Avg.	89%	100%	100%	3,440
Deck	2007	88	C 100	792	Avg.	92%	100%	100%	729
							Outbuilding Total		117,661

Accpt Land	39,000	**Accepted Bldg**	118,000	**Total**	157,000

Map/Lot: R24 17B
Account: 2636 Card: 1 of 1 Location: 635 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/01/1992
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.15	Acres-Road Frontage	3,000.00	450	100%		450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.15		17,883.72 Per Acre		Land Total		38,450

Dwelling Description **Replacement Cost New**

Salt Box	One & 1/2 Story	716 Sqft	Grade E 75	Base	53,054
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-3,037
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	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
1992	0	Standard	Standard	Fair	Basic	50,017

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	38,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1992	96	E 100	720	Fair	77%	100%	100%	554
Shed	2012	416	E 100	3,120	Fair	93%	100%	100%	2,902
1,074 SFLA		35.86 = $/SFLA (4)					Outbuilding Total		3,456

Accpt Land 38,000 **Accepted Bldg** 42,000 **Total** 80,000

Map/Lot: R20 29A
Account: 2637 Card: 1 of 1 Location: 99 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/01/1996
Sale Price	79,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.41	Acres-Road Frontage	3,000.00	1,230	100%		1,230
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 4.41		12,115.65 Per Acre		Land Total		53,430

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,004 Sqft	Grade C 110	Base	101,598
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,115
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,646
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
1992	0	Standard	Standard	Average	Basic	104,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	85,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1998	840	C 100	20,899	Avg.	86%	100%	100%	17,973
Shed	1980	180	E 100	1,350	Fair	67%	100%	100%	904
1,004 SFLA		85.23 = $/SFLA (4)				Outbuilding Total			18,877

Accpt Land 53,000 **Accepted Bldg** 104,000 **Total** 157,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1992
Sale Price	77,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
549	$/LF -Water Frontage	150.00	82,350	80%	Size/Shape	65,880
5.49	Acres-Water Acreage	.00		100%		0
0.87	Acres-Road Frontage	3,000.00	2,610	100%		2,610
7.44	Acres-Back Land	500.00	3,720	100%		3,720
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 15.80		15,646.20 Per Acre		Land Total		247,210

Dwelling Description **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade C 110	Base	165,999
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,304
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Standard	Standard	Average	Basic	175,469

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	143,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	2002	520	C 110	18,069	Avg.	89%	100%	100%	16,081
1.5 Shed	2016	270	C 110	3,772	Avg.	97%	100%	100%	3,659
Open Fr Porch	2016	108	C 110	2,813	Avg.	97%	100%	100%	2,729
1.5 Gar	2017	1092	C 110	37,946	Avg.	97%	100%	100%	36,808
Shed	2017	320	C 110	3,520	Avg.	97%	100%	100%	3,414
2,016 SFLA		71.37 = $/SFLA (4)				Outbuilding Total			62,691

Accpt Land 247,000 **Accepted Bldg** 207,000 **Total** 454,000

Map/Lot: R17 9- 1
Account: 2640 Card: 1 of 1 Location: 40 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved
	1

Sale Data

Sale Date	01/01/2000
Sale Price	58,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2	1995 OXFORD 26 X 44		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	10,521.12	19,569	100%		19,569
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		21,273.66 Per Acre			Land Total	39,569

Dwelling Description

Modular Home	One Story	1,144 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	101,055
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-6,464
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,705
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	99,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	83,257

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2000	576	E 100	10,748	Avg.	87%	100%	100%	9,351
Entry	2003	32	C 100	1,120	Avg.	89%	100%	100%	997
Shed	2003	96	E 100	720	Avg.	89%	100%	100%	641
Entry	2006	200	E 100	5,250	Avg.	91%	100%	100%	4,778
1,144 SFLA		72.78 = $/SFLA (4)				Outbuilding Total			15,767

Accpt Land 40,000 **Accepted Bldg** 99,000 **Total** 139,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/26/2016
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.25	Acres-Road Frontage	3,000.00	750	100%		750
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.25		18,111.11 Per Acre		Land Total		40,750

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1997	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
Deck		1997	240	C 100	2,160	Avg.	86%	100%	100%	1,858
1.5 Gar		1997	624	C 100	19,712	Avg.	86%	100%	100%	16,952
1 Fr		2002	588	E 100	23,470	Avg.	89%	100%	100%	20,888
Cover-It		2011	240	E 100	360	Avg.	94%	100%	100%	338
924 SFLA			115.17 = $/SFLA (4)				Outbuilding Total			63,194

Accpt Land	41,000	**Accepted Bldg**	63,000	**Total**	104,000

Map/Lot: R17 9- 3
Account: 2642 Card: 1 of 1 Location: 100 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/16/2007
Sale Price	100,800
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Acres-Baselot (Frct)	10,403.94	19,663	100%		19,663
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.89		20,985.71 Per Acre		Land Total		39,663

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,296 Sqft	Grade D 100	Base	92,814
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,208
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	86,975

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	72,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1993	128	E 100	864	Avg.	83%	100%	100%	717
1 Fr	1998	216	E 100	8,622	Avg.	86%	100%	100%	7,415
1.75 Shed	1999	192	E 100	2,074	Avg.	87%	100%	100%	1,804
Shed	2002	120	E 100	900	Avg.	89%	100%	100%	801
1,296 SFLA		55.70 = $/SFLA (4)				Outbuilding Total			10,737

Accpt Land 40,000 **Accepted Bldg** 83,000 **Total** 123,000

Map/Lot: R17 9- 4
Account: 2643 Card: 1 of 1 Location: 1777 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1995
Sale Price	14,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1995 FORTRESS 27 X 66
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.38	Acres-Road Frontage	3,000.00	1,140	100%		1,140
1.27	Acres-Back Land	500.00	635	100%		635
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.65		11,445.21 Per Acre			Land Total	41,775

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,782 Sqft	Grade D 100	Base	118,163
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,286
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,948
Attic	None			Attic	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	Standard	Standard	Average	Basic	110,825

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	93,093

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1995	64	E 100	480	Fair	79%	100%	100%	379
Deck	1998	256	C 100	2,304	Avg.	86%	100%	100%	1,981
1.75 Gar	1998	768	C 100	27,510	Avg.	86%	100%	100%	23,659
1,782 SFLA		52.24 = $/SFLA (4)				Outbuilding Total			26,019

Accpt Land 42,000 **Accepted Bldg** 119,000 **Total** 161,000

Map/Lot: R17 9- 5
Account: 2644 Card: 1 of 1 Location: 124 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1996
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
2.92	Acres-Back Land	500.00	1,460	100%		1,460
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.94		8,404.86 Per Acre			Land Total	41,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan.....M/H	1996	14X76	A 100	56,848	Avg.	51%	100%	100%	28,992
Gar	2000	576	E 100	10,748	Avg.	87%	100%	100%	9,351
1,064 SFLA		114.74 = $/SFLA (4)				Outbuilding Total			38,343

Accpt Land 42,000 **Accepted Bldg** 38,000 **Total** 80,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/2002
Sale Price	88,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
0.44	Acres-Back Land	500.00	220	100%		220
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.44		17,508.20 Per Acre		Land Total		42,720

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,568 Sqft	Grade E 100	Base	95,537
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	86,670

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	72,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1996	96	E 100	720	Avg.	85%	100%	100%	612
Deck	2014	64	C 100	576	Avg.	96%	100%	100%	553
Deck	2014	160	C 100	1,440	Avg.	96%	100%	100%	1,382
1,568 SFLA		46.43 = $/SFLA (4)				Outbuilding Total			2,547

Accpt Land 43,000 **Accepted Bldg** 75,000 **Total** 118,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/18/2016
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1992 ASTRO 14 X 70
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.54	Acres-Back Land	500.00	270	100%		270
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.54		15,854.33 Per Acre		Land Total		40,270

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1992	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
MH Slab	1993	924	C 100	3,132	Fair	78%	100%	100%	2,443
Entry	2000	64	E 100	1,680	Fair	83%	100%	100%	1,394
1.5 Gar	1994	400	E 100	9,477	Fair	78%	100%	100%	7,392
Deck	1995	192	E 100	1,296	Fair	79%	100%	100%	1,024
924 SFLA		95.91 = $/SFLA (4)				Outbuilding Total			28,067

Accpt Land	40,000	**Accepted Bldg**	28,000	**Total**	68,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/12/2003
Sale Price	98,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.71	Acres-Back Land	500.00	355	100%		355
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.71		14,891.14 Per Acre		Land Total		40,355

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,647 Sqft	Grade E 75	Base	74,412
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,985
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,058
Attic	None			Attic	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	Standard	Standard	Average	Basic	68,485

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	59,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2004	576	C 100	14,331	Avg.	90%	100%	100%	12,898
Deck	2007	144	C 100	1,296	Avg.	92%	100%	100%	1,192
Deck	2007	48	C 100	432	Avg.	92%	100%	100%	397
1,647 SFLA		36.18 = $/SFLA (4)				Outbuilding Total			14,487

Accpt Land 40,000 **Accepted Bldg** 74,000 **Total** 114,000

Map/Lot: R 8 46- 4
Account: 2648 Card: 1 of 1 Location: 95 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	12/01/1992
Sale Price	10,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1993 OXFORD 26 X 40
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.13	Acres-Road Frontage	3,000.00	390	100%		390
1.87	Acres-Back Land	500.00	935	100%		935
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		10,331.25 Per Acre			Land Total	41,325

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,040 Sqft	Grade C 100	Base	94,597
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	94,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	78,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1993	254	C 100	2,286	Avg.	83%	100%	100%	1,897
Shed	1993	128	E 100	960	Fair	78%	100%	100%	749
1,040 SFLA		75.50 = $/SFLA (4)				Outbuilding Total			2,646

Accpt Land 41,000 **Accepted Bldg** 81,000 **Total** 122,000

Map/Lot: R12 3- 2
Account: 2649 Card: 1 of 1 Location: 876 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/19/2015
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.10		19,190.48 Per Acre		Land Total		40,300

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,152 Sqft	Grade E 75	Base	57,123
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	52,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	43,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1997	100	E 100	750	Fair	81%	100%	100%	608
1 Fr	2000	192	C 100	10,218	Avg.	87%	100%	100%	8,890
Deck	2000	144	C 100	1,296	Avg.	87%	100%	100%	1,128
Shed	2003	320	E 100	2,400	Avg.	89%	100%	100%	2,136
1,152 SFLA		38.09 = $/SFLA (4)				Outbuilding Total			12,762

Accpt Land 40,000 **Accepted Bldg** 57,000 **Total** 97,000

Map/Lot: R17 59E
Account: 2650 Card: 1 of 1 Location: 825 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1995
Sale Price	10,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	10,601.04	19,506	100%		19,506
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		22,557.61 Per Acre		Land Total		41,506

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,456 Sqft	Grade E 75	Base	67,741
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	69,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	58,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Guest House	1997	576	E 100	31,796	Avg.	86%	100%	100%	27,345
Deck	1998	192	E 100	1,296	Avg.	86%	100%	100%	1,115
Deck	2014	96	E 100	648	Avg.	96%	100%	100%	622
Enclosed Fr Porch	2017	200	E 100	6,874	Avg.	97%	100%	100%	6,668
1,456 SFLA		40.47 = $/SFLA (4)				Outbuilding Total			35,750

Accpt Land 42,000 **Accepted Bldg** 95,000 **Total** 137,000

Map/Lot: R 6 8-1
Account: 2651 Card: 1 of 1 Location: 46 LADY SLIPPER LN

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/28/2006
Sale Price	30,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.05	Acres-Road Frontage	3,000.00	6,150	100%		6,150
Total Acres 4.05		6,456.79 Per Acre		Land Total		26,150

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.44	Acres-Road Frontage	3,000.00	1,320	100%		1,320
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.44		16,934.43 Per Acre		Land Total		41,320

Dwelling Description — Replacement Cost New

Cape Cod	One & 3/4 Story	984 Sqft	Grade C 110	Base	143,850
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,093
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,822
Rooms	8				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	152,935

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	128,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1994	168	C 110	4,376	Avg.	84%	100%	100%	3,676
Deck	1994	140	C 110	1,386	Avg.	84%	100%	100%	1,164
1.5 Gar	1996	672	E 100	15,921	Avg.	85%	100%	100%	13,533
Shed	1900	154	E 100	1,155	Fair	54%	100%	100%	624
Shed	1997	336	E 100	2,520	Fair	81%	100%	100%	2,041
Canopy	1998	288	E 100	1,900	Fair	82%	100%	100%	1,558
1,722 SFLA		74.60 = $/SFLA (4)				Outbuilding Total			22,596

Accpt Land 41,000 **Accepted Bldg** 151,000 **Total** 192,000

Map/Lot: R22 42H
Account: 2653 Card: 1 of 1 Location: 250 FLANDERS CORNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Gravel

Sale Data

Sale Date	07/25/2005
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.33	Acres-Road Frontage	3,000.00	3,990	100%		3,990
Total Acres 3.33		6,603.60 Per Acre		Land Total		21,990

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R16 27B
Account: 2654 Card: 1 of 1 Location: 759 DEPOT ST

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	12/01/1993
Sale Price	43,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
0.34	Acres-Back Land	500.00	170	100%		170
Total Acres 2.34		3,918.80 Per Acre		Land Total		9,170

Accpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Map/Lot: R 1 44B
Account: 2655 Card: 1 of 2 Location: 856 GROSS NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/09/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
75	$/LF -Water Frontage	150.00	11,250	100%		11,250
0.75	Acres-Water Acreage	.00		100%		0
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.25	Acres-Back Land	500.00	625	100%		625
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 5.00		39,375.00 Per Acre		Land Total		196,875

Dwelling Description **Replacement Cost New**

Ranch	One Story	929 Sqft	Grade E 100	Base	65,779
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,253
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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	Standard	Standard	Average	Basic	60,526

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	49,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1992	153	C 100	3,623	Avg.	82%	100%	100%	2,971
Open Fr Porch	1992	42	C 100	995	Avg.	82%	100%	100%	816
Enclosed Fr Porch	1992	42	C 100	1,925	Avg.	82%	100%	100%	1,578
MH Slab	1992	74	C 100	251	Avg.	82%	100%	100%	206
Shed	1995	96	E 100	720	Avg.	84%	100%	100%	605
Gar	1996	308	E 100	5,747	Avg.	85%	100%	100%	4,885
929 SFLA		53.42 = $/SFLA (4)					Outbuilding Total		11,061

Accpt Land 197,000 **Accepted Bldg** 61,000 **Total** 258,000

Map/Lot: R 1 44B
Account: 2655 Card: 2 of 2 Location: 856 GROSS NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/09/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 99 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	672 Sqft	Grade C 110	Base	128,272
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	126,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	112,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Enclosed Fr Porch	2002	120	C 110	9,800	Avg.	89%	100%	100%	8,722
1,344 SFLA		83.99 = $/SFLA (4)					Outbuilding Total		8,722

Accpt Land 0 **Accepted Bldg** 122,000 **Total** 122,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	197,000	61,000	258,000	197,000	61,000	258,000
2	0	122,000	122,000	0	122,000	122,000
TOTAL	197,000	183,000	380,000	197,000	183,000	380,000

Map/Lot: U10 10-33
Account: 2656 Card: 1 of 1 Location: 33 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/07/2011
Sale Price	12,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1992 ASTRO 14 X 70 2-12-93 #920410
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1992	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
Deck	1992	48	E 100	324	Poor	70%	100%	100%	227
924 SFLA		139.28 = $/SFLA (4)				Outbuilding Total			16,041

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	09/09/2010
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
10.06	Acres-Back Land	500.00	5,030	100%		5,030
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.06		3,310.52 Per Acre			Land Total	73,030

Dwelling Description **Replacement Cost New**

Modular Home	One Story	2,016 Sqft	Grade C 100	Base	155,200
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Fair	Basic	142,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	80%	100%	89,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1995	256	E 100	1,920	Fair	79%	100%	100%	1,517
2 Gar	2015	1088	C 100	43,846	Avg.	97%	100%	100%	42,531
Canopy	2016	544	C 100	4,787	Avg.	97%	100%	100%	4,643
Deck	2016	286	C 100	2,574	Avg.	97%	100%	100%	2,497
Shed	2016	112	E 100	840	Fair	96%	100%	100%	806
2,016 SFLA		44.21 = $/SFLA (4)					Outbuilding Total		51,994

Accpt Land 73,000 **Accepted Bldg** 141,000 **Total** 214,000

Map/Lot: R14 50D
Account: 2658 Card: 1 of 1 Location: 118 MILLER RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	04/18/1998
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.03	Acres-Baselot (Frct)	170,207	5,106	100%		5,106
Total Acres 0.03		170,200.00 Per Acre		Land Total		5,106

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R13 8B
Account: 2659 Card: 1 of 1 Location: 3516 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	07/01/2002
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Baselot (Frct)	52,881.91	31,200	100%		31,200
Total Acres 0.59		52,881.36 Per Acre		Land Total		31,200

Accpt Land	31,000	**Accepted Bldg**	0	**Total**	31,000

Map/Lot: R16 65B
Account: 2660 Card: 1 of 1 Location: 688 N NOBLEBORO RD

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	4 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	8

Sale Data

Sale Date	10/15/2007
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	30%		18,000
251	$/LF -Water Frontage	100.00	25,100	20%		5,020
0.10	Acres-Water Acreage	.00		100%		0
2.70	Acres-Under Water	.00		100%		0
Total Acres 4.80		4,795.83 Per Acre		Land Total		23,020

Accpt Land	23,000	**Accepted Bldg**	0	**Total**	23,000

Map/Lot: R16 65C
Account: 2662 Card: 1 of 1 Location: 651 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	07/01/2001
Sale Price	27,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
33.79	Acres-Back Land	500.00	16.895	100%		16.895
12.00	Acres-Under Water	.00		100%		0
Total Acres 45.79		368.97 Per Acre		Land Total		16,895

Accpt Land 17,000 **Accepted Bldg** 0 **Total** 17,000

Map/Lot: R20 41D
Account: 2663 Card: 1 of 1 Location: 500 JACKSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
11.00	Acres-Back Land	500.00	5,500	100%		5,500
Total Acres 23.00		2,326.09 Per Acre		Land Total		53,500

Accpt Land 54,000 **Accepted Bldg** 0 **Total** 54,000

Map/Lot: U 6 1
Account: 2665 Card: 1 of 1 Location: 1230 MAIN ST

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
0.24	Acres-Back Land	500.00	120	100%		120
Total Acres 0.74		29,486.49 Per Acre			Land Total	21,820

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R15 34A
Account: 2666 Card: 1 of 1 Location: 747 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Dug WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1999
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.73	Acres-Back Land	500.00	1,865	100%		1,865
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.73		6,957.24 Per Acre		Land Total		39,865

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	146,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	151,381

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	93%	80%	100%	112,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	1992	384	C 100	14,477	Avg.	82%	100%	100%	11,871
(F)Attic	1992	288	C 100	7,200	Avg.	82%	100%	100%	5,904
Gar	1995	480	E 100	8,956	Avg.	84%	100%	100%	7,523
Shed	1998	48	E 100	360	Avg.	86%	100%	100%	310
Deck	2006	128	E 100	864	Avg.	91%	100%	100%	786
1,764 SFLA		63.85 = $/SFLA (4)					Outbuilding Total		26,394

Accpt Land 40,000 **Accepted Bldg** 139,000 **Total** 179,000

Map/Lot: R15 30A
Account: 2667 Card: 1 of 1 Location: 99 MOOSE MEADOW LN

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LC
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 3 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
550	$/LF -Water Frontage	100.00	55,000	100%		55,000
5.50	Acres-Water Acreage	.00		100%		0
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
11.81	Acres-Back Land	500.00	5,905	100%		5,905
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 21.31		7,362.98 Per Acre		Land Total		156,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
School 8 Wood	1992	2688	E 100	186,238	Avg.	82%	100%	100%	152,715
School 8 Wood	1992	2016	E 100	139,678	Avg.	82%	100%	100%	114,536
Basement 8 P F	1992	2688	E 100	76,568	Avg.	82%	100%	100%	62,786
Entry	1992	200	C 100	7,000	Avg.	82%	100%	100%	5,740
Deck	1992	225	C 100	2,025	Avg.	82%	100%	100%	1,660
								Outbuilding Total	337,437

Accpt Land 157,000 **Accepted Bldg** 337,000 **Total** 494,000

Map/Lot: U 6 4
Account: 2668 Card: 1 of 1 Location: 1905 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2 ON LAND OF JONES/MOODY
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1998	560	C 110	34,145	Avg.	86%	100%	100%	29,365
Basement 8	1998	560	C 110	15,197	Avg.	86%	100%	100%	13,069
Open Fr Porch	1998	168	C 110	4,376	Avg.	86%	100%	100%	3,763
Store 8	2003	190	C 110	11,585	Avg.	89%	100%	100%	10,311
							Outbuilding Total		56,508

Accpt Land 0 **Accepted Bldg** 57,000 **Total** 57,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.06	Acres-Back Land	500.00	1,530	100%		1,530
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.06		7,812.25 Per Acre		Land Total		39,530

Dwelling Description — Replacement Cost New

Gambrel	Two Story	1,116 Sqft	Grade C 110	Base	178,070
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,658
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Standard	Standard	Average	Basic	188,928

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	158,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1997	24	C 110	625	Avg.	86%	100%	100%	538
Open Fr Porch	1999	192	C 100	4,547	Avg.	87%	100%	100%	3,956
1 Fr	2006	480	C 110	28,100	Avg.	91%	100%	100%	25,571
Entry	2006	198	C 110	7,623	Avg.	91%	100%	100%	6,937
1.5 Gar	2006	744	C 110	25,853	Avg.	91%	100%	100%	23,526
Enclosed Fr Porch	2006	240	C 110	12,099	Avg.	91%	100%	100%	11,010
2,232 SFLA		71.10 = $/SFLA (4)				Outbuilding Total			71,538

Accpt Land 40,000 **Accepted Bldg** 230,000 **Total** 270,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	07/01/1992
Sale Price	22,680
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.70	Acres-Back Land	500.00	2,850	100%		2,850
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.70		5,305.19 Per Acre		Land Total		40,850

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,836 Sqft	Grade C 100	Base	144,023
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,843
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,736
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	135,736

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	116,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1992	144	E 100	1,080	Fair	77%	100%	100%	832
Shed	1998	160	E 100	1,200	Fair	82%	100%	100%	984
Shed	2000	160	E 100	1,200	Fair	83%	100%	100%	996
Enclosed Fr Porch	2000	406	C 100	18,607	Avg.	87%	100%	100%	16,188
Shed	2000	110	E 100	825	Fair	83%	100%	100%	685
1,836 SFLA		63.58 = $/SFLA (4)				Outbuilding Total			19,685

Accpt Land 41,000 **Accepted Bldg** 136,000 **Total** 177,000

Map/Lot: R23 7B
Account: 2671 Card: 1 of 1 Location: 3445 WASHINGTON RD

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.40	Acres-Under Water	.00		100%		0
Total Acres 3.40		23,529.41 Per Acre		Land Total		80,000

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	918 Sqft	Grade B 100	Base	161,550
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	Standard	Standard	Good	Basic	173,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	151,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1992	735	B 100	51,634	Good	87%	100%	100%	44,922
Deck	1992	220	B 100	2,614	Good	87%	100%	100%	2,274
Enclosed Fr Porch	1992	169	B 100	10,223	Good	87%	100%	100%	8,894
Deck	1992	280	B 100	3,326	Good	87%	100%	100%	2,894
1,377 SFLA		109.88 = $/SFLA (4)				Outbuilding Total			58,984

Accpt Land 80,000 **Accepted Bldg** 210,000 **Total** 290,000

Map/Lot: R10 37
Account: 2676 Card: 1 of 1 Location: 3341 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
7.30	Acres-Road Frontage	3,000.00	21,900	100%		21,900
27.97	Acres-Back Land	500.00	13,985	100%		13,985
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 39.27		1,491.85 Per Acre			Land Total	58,585

Accpt Land 59,000 **Accepted Bldg** 0 **Total** 59,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/23/2007
Sale Price	180,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.31	Acres-Road Frontage	3,000.00	930	100%		930
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.31		19,883.12 Per Acre		Land Total		45,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 8	1970	6800	E 100	136,068	Fair	62%	60%	100%	50,617
Basement 8	1970	6800	E 100	125,817	Fair	62%	60%	100%	46,804
Warehouse 8	1971	4216	E 100	84,362	Fair	62%	60%	100%	31,382
Basement 8	1971	4216	E 100	78,007	Fair	62%	60%	100%	29,018
Deck	1998	120	E 100	810	Fair	82%	100%	100%	664
Deck	1998	272	E 100	1,836	Fair	82%	100%	100%	1,506
Deck	1998	476	E 100	3,213	Fair	82%	100%	100%	2,635
Green House Hoop	1998	765	E 100	2,100	Fair	82%	100%	100%	1,722
								Outbuilding Total	164,348

Accpt Land 46,000 **Accepted Bldg** 164,000 **Total** 210,000

Map/Lot: R24 14A
Account: 2679 Card: 1 of 1 Location: 199 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.21	Acres-Back Land	500.00	105	100%		105
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.21		17,242.08 Per Acre		Land Total		38,105

Dwelling Description — Replacement Cost New

Doublewide	One Story	2,052 Sqft	Grade E 100	Base	118,076
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	108,587

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	95,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1993	100	E 100	750	Avg.	83%	100%	100%	622
2,052 SFLA		46.57 = $/SFLA (4)				Outbuilding Total			622

Accpt Land 38,000 **Accepted Bldg** 96,000 **Total** 134,000

Map/Lot: R24 16A
Account: 2680 Card: 1 of 1 Location: 500 NOYES RD

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/01/2002
Sale Price	51,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
1.51	Acres-Road Frontage	3,000.00	4,530	100%		4,530
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
0.61	Acres-Back Land	500.00	305	100%		305
Total Acres 4.12		21,804.61 Per Acre			Land Total	89,835

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	875 Sqft	Grade B 100	Base	172,103
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,580
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Good	Basic	183,322

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	168,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2003	1216	B 100	14,446	Good	92%	100%	100%	13,290
1,312 SFLA		128.55 = $/SFLA (4)					Outbuilding Total		13,290

Accpt Land	90,000	Accepted Bldg	182,000	Total	272,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	08/01/1996
Sale Price	49,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
2.05	Acres-Road Frontage	3,000.00	6,150	100%		6,150
3.28	Acres-Back Land	500.00	1,640	100%		1,640
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 7.33		13,341.06 Per Acre		Land Total		97,790

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,344 Sqft	Grade C 110	Base	124,821
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,203
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	130,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	114,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1998	720	C 100	9,144	Avg.	86%	100%	100%	7,864
Shed	1998	20	C 100	200	Avg.	86%	100%	100%	172
Shed	1998	36	C 100	360	Avg.	86%	100%	100%	310
Canopy	1998	150	C 100	1,320	Avg.	86%	100%	100%	1,135
Entry	2001	168	C 100	5,880	Avg.	88%	100%	100%	5,174
(U)Basement	2001	168	C 100	2,688	Avg.	88%	100%	100%	2,365
Gar	2002	576	C 100	14,331	Avg.	89%	100%	100%	12,755
Shed	2002	80	E 100	600	Avg.	89%	100%	100%	534
1,344 SFLA		85.20 = $/SFLA (4)					Outbuilding Total		30,309

Accpt Land 98,000 **Accepted Bldg** 145,000 **Total** 243,000

Map/Lot: U11 47
Account: 2682 Card: 1 of 1 Location: 116 BREMEN RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1
Reference 2 1993 BURLINGTON 28 X 52
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.30	Acres-Wasteland/Bog	100.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	95%		19,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
Total Acres 2.30		19,795.65 Per Acre			Land Total	45,530

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,456 Sqft	Grade D 100	Base	101,160
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,611
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	96,549

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	80,136

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1994	672	E 100	12,539	Avg.	84%	100%	100%	10,533
Deck	1999	238	E 100	1,606	Avg.	87%	100%	100%	1,397
Enclosed Fr Porch	1999	288	E 100	9,899	Avg.	87%	80%	100%	6,890
1,456 SFLA		55.04 = $/SFLA (4)					Outbuilding Total		18,820

Accpt Land 46,000 **Accepted Bldg** 99,000 **Total** 145,000

Map/Lot: R14 35
Account: 2683 Card: 1 of 1 Location: 445 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/28/2018
Sale Price	250,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.56	Acres-Back Land	500.00	280	100%		280
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.56		16,515.63 Per Acre		Land Total		42,280

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	1,188 Sqft	Grade B 100	Base	223,340
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,066
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Standard	Standard	Good	Basic	233,395

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	184,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1976	88	B 100	5,324	Good	79%	100%	100%	4,206
Patio	1976	123	B 100	785	Good	79%	100%	100%	620
Gar	1976	624	B 100	20,493	Good	79%	100%	100%	16,189
(F) Gar	1976	312	B 100	20,592	Good	79%	100%	100%	16,268
2 Enclosed Fr Porch	1979	128	B 100	12,544	Good	80%	100%	100%	10,035
Open Fr Porch	1979	64	B 100	2,001	Good	80%	100%	100%	1,601
2,376 SFLA		77.60 = $/SFLA (4)				Outbuilding Total			48,919

Accpt Land 42,000 **Accepted Bldg** 233,000 **Total** 275,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1983
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
9.39	Acres-Back Land	500.00	4,695	100%		4,695
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.39		3,924.06 Per Acre		Land Total		44,695

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade C 110	Base	136,550
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	139,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	121,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1998	1008	E 100	18,809	Avg.	86%	100%	100%	16,176
Open Fr Porch	1999	256	C 110	6,668	Avg.	87%	100%	100%	5,801
1 Fr	2000	336	C 110	19,670	Avg.	87%	100%	100%	17,113
Shed	2002	192	E 100	1,440	Avg.	89%	100%	100%	1,282
1,568 SFLA		77.49 = $/SFLA (4)				Outbuilding Total			40,372

Accpt Land 45,000 **Accepted Bldg** 162,000 **Total** 207,000

Map/Lot: R 1 59A
Account: 2686 Card: 1 of 2 Location: 1064 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
69	$/LF -Water Frontage	150.00	10,350	100%		10,350
0.69	Acres-Water Acreage	.00		100%		0
1.83	Acres-Back Land	500.00	915	100%		915
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 4.52		43,863.94 Per Acre		Land Total		198,265

Dwelling Description

					Replacement Cost New
Cape Cod	One with Cath	1,576 Sqft	Grade A 100	Base	291,458
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,432
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,917
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Standard	Standard	Average	Basic	316,667

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	90%	100%	100%	285,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1996	285	C 100	2,565	Avg.	85%	100%	100%	2,180
Shed	1940	120	C 100	1,200	Avg.	62%	100%	100%	744
Guest House	1940	360	C 100	26,496	Avg.	62%	100%	100%	16,428
Open Fr Porch	2004	296	A 100	14,789	Avg.	90%	100%	100%	13,310
Att Gar	2004	555	A 100	24,569	Avg.	90%	100%	100%	22,112
(F) Gar	2004	555	A 100	58,552	Avg.	90%	100%	100%	52,697
1.5 Fr	2004	634	A 100	90,405	Avg.	90%	100%	100%	81,364
(U)Basement	2004	634	A 100	21,404	Avg.	90%	100%	100%	19,264
1 Fr	2004	182	A 100	20,437	Avg.	90%	100%	100%	18,393
(U)Basement	2004	182	A 100	6,144	Avg.	90%	100%	100%	5,530
2,364 SFLA		120.56 = $/SFLA (4)				Outbuilding Total			232,022

Accpt Land 198,000 **Accepted Bldg** 517,000 **Total** 715,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 99 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	195	A 100	9,744	Avg.	90%	100%	100%	8,770
Patio	2004	665	A 100	6,792	Avg.	90%	100%	100%	6,113
Stairs	2004	168	A 100	4,254	Avg.	90%	100%	100%	3,829
1.5 Gar	2007	1536	A 100	102,381	Avg.	92%	100%	100%	94,191
Carport	2008	420	A 100	8,640	Avg.	93%	100%	100%	8,035
2,364 SFLA		120.56 = $/SFLA (4)					Outbuilding Total		120,938

Accpt Land 0 **Accepted Bldg** 121,000 **Total** 121,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	198,000	517,000	715,000	198,000	517,000	715,000
2	0	121,000	121,000	0	121,000	121,000
TOTAL	198,000	638,000	836,000	198,000	638,000	836,000

Map/Lot: U 2 20A-14
Account: 2687 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 14

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	11/01/1993
Sale Price	29,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1993 ASTRO 14 X 76 11-8-93
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1993	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
1,008 SFLA		304.56 = $/SFLA (4)				Outbuilding Total			21,995

Accpt Land 0 **Accepted Bldg** 22,000 **Total** 22,000

Map/Lot: U 2 20A-37
Account: 2689 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 37

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	12/01/2014
Sale Price	5,725
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	1989 RITZCRAFT 14 X 60 1-11-94
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Ritz Craftsman	1989	14X56	B 100	38,528	Poor	30%	100%	100%	11,558
784 SFLA		406.32 = $/SFLA (4)				Outbuilding Total			11,558

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: R16 22A
Account: 2690 Card: 1 of 1 Location: 780 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.92	Acres-Back Land	500.00	460	100%		460
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.92		13,856.16 Per Acre		Land Total		40,460

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	147,677
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,891
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	152,636

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	128,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	224	C 110	2,218	Avg.	86%	100%	100%	1,907
Shed	2001	96	E 100	720	Avg.	88%	100%	100%	634
Canopy	2001	84	E 100	554	Avg.	88%	100%	100%	488
Deck	2008	432	C 110	4,277	Avg.	93%	100%	100%	3,978
1,764 SFLA		72.68 = $/SFLA (4)				Outbuilding Total			7,007

Accpt Land 40,000 **Accepted Bldg** 135,000 **Total** 175,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/17/2015
Sale Price	77,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	1991 BRIGADIER 14 X 72
Tran/Land/Bldg	3 3 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
274	$/LF -Water Frontage	150.00	41,100	20%	Size/Shape	8,220
2.30	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.30		24,004.65 Per Acre		Land Total		103,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Brigadier....M/H	1991	14X68	C 100	40,732	Fair	40%	100%	100%	16,293
Gar	2001	896	E 100	16,719	Fair	84%	100%	100%	14,044
Deck	2004	128	E 100	864	Fair	87%	100%	100%	752
952 SFLA		151.79 = $/SFLA (4)				Outbuilding Total			31,089

Accpt Land 103,000 **Accepted Bldg** 31,000 **Total** 134,000

Map/Lot: R20 9A
Account: 2694 Card: 1 of 1 Location: 641 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/01/2000
Sale Price	61,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2 1996 ASTRO 24 X 42 1997 ASTRO 14 X 48
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.89	Acres-Baselot (Frct)	10,403.94	19,663	100%		19,663
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.89		27,334.92 Per Acre		Land Total		51,663

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,008 Sqft	Grade E 75	Base	52,093
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	573
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,275
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	48,391

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	41,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	1996	672	C 100	2,278	Poor	74%	100%	100%	1,686
Deck	1996	100	E 100	675	Poor	74%	100%	100%	500
Astro M/H	1997	14X48	C 100	28,752	Poor	30%	100%	100%	8,626
1,680 SFLA		24.48 = $/SFLA (4)				Outbuilding Total			10,812

Accpt Land	52,000	Accepted Bldg	52,000	Total	104,000

Map/Lot: R 2 35B
Account: 2695 Card: 1 of 1 Location: 145 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/17/2006
Sale Price	84,729
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.04	Acres-Road Frontage	3,000.00	120	100%		120
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.04		20,892.16 Per Acre		Land Total		42,620

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,104 Sqft	Grade D 100	Base	82,800
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,992
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,104	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Standard	Standard	Fair	Basic	78,177

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	100%	64,105

Accpt Land 43,000 **Accepted Bldg** 64,000 **Total** 107,000

Map/Lot: U14 10-3
Account: 2696 Card: 1 of 2 Location: 141 ONE PIE RD

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1996
Sale Price	232,900
Sale Type	.....
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
8.75	Acres-Road Frontage	3,000.00	26,250	100%		26,250
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 10.75		11,279.07 Per Acre		Land Total		121,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 14	1950	9868	E 100	224,398	Avg.	62%	50%	100%	69,564
Warehouse 20	1950	8400	E 100	215,838	Avg.	62%	50%	100%	66,910
Warehouse 14	1950	1640	E 100	37,294	Avg.	62%	50%	100%	11,561
Shed	1981	144	E 100	1,080	Avg.	75%	50%	100%	405
Warehouse 20	1981	10000	E 100	256,950	Avg.	75%	50%	100%	96,356
Gar	1974	1600	E 100	29,856	Avg.	71%	50%	100%	10,599
Warehouse 8	1974	528	E 100	10,565	Avg.	71%	50%	100%	3,750
Gar	1950	880	E 100	16,420	Avg.	62%	50%	100%	5,090
Warehouse 12	2000	1980	E 100	43,214	Avg.	87%	100%	100%	37,596
Warehouse 16	2002	4200	E 100	99,320	Avg.	89%	100%	100%	88,395
								Outbuilding Total	390,226

Accpt Land 121,000 **Accepted Bldg** 390,000 **Total** 511,000

Neighborhood 20 Industrial 2

Zoning/Use	INDUSTRIAL WELLHEAD PROTECTION
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1996
Sale Price	232,900
Sale Type	.....
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2002	420	E 100	2,772	Avg.	89%	100%	100%	2,467
Warehouse 14	2003	1551	E 100	35,270	Avg.	89%	100%	100%	31,390
Mobile Class Rooms	1989	1120	C 100	22,400	Avg.	80%	100%	100%	17,920
Warehouse 8	2007	3750	E 100	75,038	Avg.	92%	100%	100%	69,035
Warehouse 12	2010	1720	E 100	37,539	Avg.	94%	100%	100%	35,287
Warehouse 14	2016	6656	C 100	201,810	Avg.	97%	100%	100%	195,756
Patio	2016	910	C 100	4,404	Avg.	97%	100%	100%	4,272
Box Trailer	1990	7	C 100	3,500	Avg.	81%	100%	100%	2,835
Gar	2000	252	E 100	4,702	Avg.	87%	100%	100%	4,091
							Outbuilding Total		363,053

Accpt Land 0 **Accepted Bldg** 363,000 **Total** 363,000

Map/Lot: U14 10-3
Account: 2696 Location: 141 ONE PIE RD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	121,000	390,000	511,000	121,000	390,000	511,000
2	0	363,000	363,000	0	363,000	363,000
TOTAL	121,000	753,000	874,000	121,000	753,000	874,000

Map/Lot: U 6 22
Account: 2697 Card: 1 of 1 Location: 41 OLD ROUTE 1

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Reference 1			
Reference 2	4-1-92		
Tran/Land/Bldg	1 0 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	11 0 0	Land Schedule	24

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1992	720	E 100	36,494	Fair	77%	100%	100%	28,100
Open Fr Porch	1992	180	E 100	3,196	Fair	77%	100%	100%	2,461
Shed	1992	192	E 100	1,440	Fair	77%	100%	100%	1,109
								Outbuilding Total	31,670

Accpt Land	0	**Accepted Bldg**	32,000	**Total**	32,000

Map/Lot: U10 10- 5
Account: 2698 Card: 1 of 1 Location: 5 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/01/1993
Sale Price	27,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1993 ASTRO 22 X 44 7-28-93
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 4

Dwelling Description

Doublewide	One Story	968 Sqft	Grade E 75	Base	50,696
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,106
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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

Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Fair	Basic	46,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	78%	100%	80%	29,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Carport	1972	240	E 100	1,755	Poor	48%	100%	80%	674
Shed	1972	64	E 100	480	Poor	48%	100%	80%	184
968 SFLA		30.03 = $/SFLA (4)				Outbuilding Total			858

Accpt Land 0 **Accepted Bldg** 30,000 **Total** 30,000

Map/Lot: R 7 4
Account: 2699 Card: 1 of 1 Location: 675 FRIENDSHIP RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1998
Sale Price	110,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2015 (SPEAR)		
Reference 2	FARMLAND 2015 (SPEAR)		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	90%		135,000
8.00	Acres-Crop/Blueberry F&O	450.00	3,600	100%		3,600
2.70	Acres-Mixed Wood F&O	408.00	1,102	100%		1,102
4.25	Acres-Hardwood F&O	263.00	1,118	100%		1,118
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.70	Acres-Back Land	500.00	850	100%		850
Total Acres 18.65		8,936.73 Per Acre			Land Total	166,670

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,888 Sqft	Grade B 100	Base	248,973
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,570
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Good	Basic	264,139

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	237,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1999	252	B 100	17,703	Good	90%	100%	100%	15,933
(U)Basement	1999	252	B 100	5,322	Good	90%	100%	100%	4,790
(U)Attic	1999	252	B 100	2,994	Good	90%	100%	100%	2,695
1 Fr	1999	420	B 100	29,505	Good	90%	100%	100%	26,555
1 Fr	1999	312	B 100	21,919	Good	90%	100%	100%	19,727
Att Gar	1999	576	B 100	15,951	Good	90%	100%	100%	14,356
(F) Gar	1999	666	B 100	43,956	Good	90%	100%	100%	39,560
2,832 SFLA		83.94 = $/SFLA (4)				Outbuilding Total			123,616

Accpt Land 167,000 **Accepted Bldg** 361,000 **Total** 528,000

Map/Lot: R 8 16B-14
Account: 2700 Card: 1 of 1 Location: 14 BROOKSIDE PARK

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1993
Sale Price	20,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1990 ASTRO 14 X 70 12-10-93		
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1990	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
Deck		1998	96	E 100	648	Avg.	86%	100%	100%	557
924 SFLA			279.10 = $/SFLA (4)					Outbuilding Total		20,719

Accpt Land 0 **Accepted Bldg** 21,000 **Total** 21,000

Map/Lot: R21 10C
Account: 2703 Card: 1 of 1 Location: 2385 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/01/1994
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.95	Acres-Baselot (Frct)	10,178.80	19,849	100%		19,849
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.95		26,589.23 Per Acre		Land Total		51,849

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,040 Sqft	Grade C 100	Base	135,780
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu One & 1/2			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,712
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	141,312

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	117,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1993	80	C 100	2,800	Avg.	83%	100%	100%	2,324
(U)Basement	1993	80	C 100	1,280	Avg.	83%	100%	100%	1,062
Shed	1997	96	E 100	720	Avg.	86%	100%	100%	619
Gar	1999	936	C 100	23,288	Avg.	87%	100%	100%	20,261
(F) Gar	1999	702	C 100	35,100	Avg.	87%	100%	100%	30,537
1,820 SFLA		64.44 = $/SFLA (4)				Outbuilding Total			54,803

Accpt Land 52,000 **Accepted Bldg** 172,000 **Total** 224,000

Map/Lot: R 8 52D
Account: 2704 Card: 1 of 1 Location: 2676 FRIENDSHIP RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	02/01/1990
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Baselot (Frct)	27,530.67	23,126	8%		1,850
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.84		8,154.76 Per Acre			Land Total	6,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	0	2000	C 100	49,760	Avg.	62%	100%	100%	30,851
Gar	0	672	E 100	12,539	Fair	54%	100%	100%	6,771
							Outbuilding Total		37,622

Accpt Land 7,000 **Accepted Bldg** 38,000 **Total** 45,000

Map/Lot: R13 64
Account: 2705 Card: 1 of 1 Location: 110 INDIAN MEADOWS RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	06/27/2008
Sale Price	9,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
53.00	Acres-Back Land	500.00	26,500	100%		26,500
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
Total Acres 65.00		644.62 Per Acre		Land Total		41,900

Accpt Land 42,000 **Accepted Bldg** 0 **Total** 42,000

Map/Lot: R13 5- 1
Account: 2706 Card: 1 of 1 Location: 2770 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
11.01	Acres-Back Land	500.00	5,505	100%		5,505
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.01		5,096.94 Per Acre			Land Total	76,505

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,408 Sqft	Grade C 100	Base	170,378
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,671
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	176,869

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	146,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1993	224	C 100	5,304	Avg.	83%	100%	100%	4,402
Enclosed Fr Porch	1993	80	C 100	3,666	Avg.	83%	100%	100%	3,043
Gar	1993	576	C 100	14,331	Avg.	83%	100%	100%	11,895
Swimming Pool	1998	800	C 100	27,552	Avg.	86%	60%	100%	14,217
Patio	1998	596	C 100	2,885	Avg.	86%	60%	100%	1,489
2,464 SFLA		59.58 = $/SFLA (4)					Outbuilding Total		35,046

Accpt Land 77,000 **Accepted Bldg** 182,000 **Total** 259,000

Map/Lot: R13 59
Account: 2708 Card: 1 of 1 Location: 714 OLD ROUTE 1

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/1993
Sale Price	46,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1993 BURLINGTON 16 X 80		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	50%		1,500
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.00		17,833.33 Per Acre		Land Total		53,500

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1993	16X76	A 100	61,028	Good	63%	100%	100%	38,448
MH Slab		1993	1216	C 100	4,122	Good	87%	100%	100%	3,586
Deck		1993	160	C 100	1,440	Avg.	83%	100%	100%	1,195
1.75 Gar		1993	672	C 100	24,071	Avg.	83%	100%	100%	19,979
Deck		1998	288	C 100	2,592	Avg.	86%	100%	100%	2,229
Shed		1998	168	C 100	1,680	Avg.	86%	100%	100%	1,445
Buddy	M/H	1968	12X46	C 100	25,392	Poor	30%	100%	100%	7,618
Shed		1968	168	E 100	1,260	Fair	57%	100%	100%	718
Shed		1968	160	E 100	1,200	Fair	57%	100%	100%	684
1,768 SFLA			109.09 = $/SFLA (4)				Outbuilding Total			75,902

Accpt Land 54,000 **Accepted Bldg** 76,000 **Total** 130,000

Map/Lot: R18 16C
Account: 2710 Card: 1 of 1 Location: 1560 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/05/2010
Sale Price	93,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.34	Acres-Back Land	500.00	170	100%		170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.34		17,166.67 Per Acre		Land Total		40,170

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,248 Sqft	Grade C 100	Base	107,513
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	110,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	100,403

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2014	192	C 100	1,728	Avg.	96%	100%	100%	1,659
1,248 SFLA		80.45 = $/SFLA (4)				Outbuilding Total			1,659

Accpt Land 40,000 **Accepted Bldg** 102,000 **Total** 142,000

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	04/01/1994
Sale Price	3,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	22,984.88	44.591	50%		22,295
Total Acres 1.94		11,492.27 Per Acre			Land Total	22,295

Accpt Land	22,000	**Accepted Bldg**	0	**Total**	22,000

Map/Lot: R 2 81D
Account: 2713 Card: 1 of 1 Location: 963 DUTCH NECK RD

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	02/16/2006
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	38,870.91	73,855	50%		36,927
5	$/LF -Water Frontage	150.00	750	50%		375
Total Acres 1.90		19,632.63 Per Acre			Land Total	37,302

Accpt Land 37,000 **Accepted Bldg** 0 **Total** 37,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	06/17/2016
Sale Price	267,840
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.92	Acres-Road Frontage	3,000.00	8,760	100%		8,760
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.92		14,991.87 Per Acre		Land Total		73,760

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	1,392 Sqft	Grade B 100	Base	237,878
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,856
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,107
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	254,962

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	226,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	480	B 100	15,003	Avg.	89%	100%	100%	13,353
Deck	2003	348	B 100	4,134	Avg.	89%	100%	100%	3,679
Entry	2003	154	B 100	7,115	Avg.	89%	100%	100%	6,332
Open Fr Porch	2003	56	B 100	1,750	Avg.	89%	100%	100%	1,558
1.5 Gar	2003	676	B 100	28,189	Avg.	89%	100%	100%	25,088
2,088 SFLA		108.68 = $/SFLA (4)				Outbuilding Total			50,010

Accpt Land 74,000 **Accepted Bldg** 277,000 **Total** 351,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/07/2018
Sale Price	108,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.27	Acres-Back Land	500.00	635	100%		635
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.27		12,426.61 Per Acre			Land Total	40,635

Dwelling Description **Replacement Cost New**

Doublewide	One Story	960 Sqft	Grade E 100	Base	67,222
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	63,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	53,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1998	576	E 100	10,748	Avg.	86%	100%	100%	9,243
Deck	2015	160	E 100	1,080	Avg.	97%	100%	100%	1,048
960 SFLA		55.92 = $/SFLA (4)				Outbuilding Total			10,291

Accpt Land 41,000 **Accepted Bldg** 64,000 **Total** 105,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/26/2012
Sale Price	126,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	10,035.15	19,970	100%		19,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		20,085.43 Per Acre		Land Total		39,970

Dwelling Description

				Replacement Cost New	
Modular Home	One & 1/2 Story	800 Sqft	Grade C 110	Base	111,037
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,967
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
1998	0	Standard	Standard	Average	Basic	113,004

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	97,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	1999	576	C 110	20,015	Avg.	87%	100%	100%	17,413
Deck	2012	320	C 110	3,168	Avg.	95%	100%	100%	3,010
1,200 SFLA		80.99 = $/SFLA (4)					Outbuilding Total		20,423

Accpt Land 40,000 **Accepted Bldg** 118,000 **Total** 158,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/02/2010
Sale Price	126,690
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.07	Acres-Road Frontage	3,000.00	210	100%		210
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.07		19,425.12 Per Acre		Land Total		40,210

Dwelling Description **Replacement Cost New**

Log Home	One Story	693 Sqft	Grade C 110	Base	97,969
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,394
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	115,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	96,987

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1994	254	C 110	2,515	Avg.	84%	100%	100%	2,113
Gar	2004	288	E 100	5,374	Avg.	90%	100%	100%	4,837
1.5 Gar	2007	240	E 100	5,686	Avg.	92%	100%	100%	5,231
693 SFLA		139.95 = $/SFLA (4)				Outbuilding Total			12,181

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

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	05/01/1994
Sale Price	21,768
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.59	Acres-Road Frontage	3,000.00	22,770	100%		22,770
35.31	Acres-Back Land	500.00	17,655	100%		17,655
35.00	Acres-Landlocked/Rear	200.00	7,000	100%		7,000
18.00	Acres-Under Water	.00		100%		0
Total Acres 97.90		688.71 Per Acre		Land Total		67,425

Accpt Land 67,000 **Accepted Bldg** 0 **Total** 67,000

Map/Lot: R19 8C
Account: 2721 Card: 1 of 1 Location: 1449A MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1998
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Baselot (Frct)	10,641.56	19,474	100%		19,474
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 1.83		28,127.87 Per Acre		Land Total		51,474

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	1999	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
Gar		1999	672	C 100	16,719	Avg.	87%	100%	100%	14,546
(F) Gar		1999	504	C 100	25,200	Avg.	87%	100%	100%	21,924
Deck		1999	80	C 100	720	Avg.	87%	100%	100%	626
Gar		2002	1008	C 100	25,079	Avg.	89%	100%	100%	22,320
Shed		2007	160	E 100	1,200	Avg.	92%	100%	100%	1,104
924 SFLA			133.72 = $/SFLA (4)					Outbuilding Total		83,678

Accpt Land 51,000 **Accepted Bldg** 84,000 **Total** 135,000

Map/Lot: R15 59D
Account: 2723 Card: 1 of 1 Location: 352 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1994
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.01	Acres-Back Land	500.00	5	100%		5
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.01		19,902.99 Per Acre		Land Total		40,005

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 110	Base	133,370
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	141,018

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	118,455

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	1994	168	C 100	11,353	Avg.	84%	100%	100%	9,537
1.75 Att Gar	1994	576	C 100	17,401	Avg.	84%	100%	100%	14,617
Open Fr Porch	1994	72	C 100	1,705	Avg.	84%	100%	100%	1,432
Deck	1998	32	C 100	288	Avg.	86%	100%	100%	248
Shed	1998	160	C 100	1,600	Avg.	86%	100%	100%	1,376
Enclosed Fr Porch	1999	120	C 100	5,500	Avg.	87%	100%	100%	4,785
Shed	2000	36	C 100	360	Avg.	87%	100%	100%	313
Deck	2000	150	C 100	1,350	Avg.	87%	100%	100%	1,174
Entry	2000	30	C 100	1,050	Avg.	87%	100%	100%	914
1,512 SFLA		78.34 = $/SFLA (4)				Outbuilding Total			34,396

Accpt Land 40,000 **Accepted Bldg** 153,000 **Total** 193,000

Map/Lot: R23 37B- 1
Account: 2724 Card: 1 of 1 Location: 20 ROCKY RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/29/2003
Sale Price	67,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1995 TITAN 14 X 70
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.26	Acres-Road Frontage	3,000.00	6,780	100%		6,780
0.60	Acres-Back Land	500.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.86		9,275.72 Per Acre		Land Total		45,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1995	14X66	C 100	39,534	Good	63%	100%	100%	24,906
Open Shed	1995	768	E 100	4,608	Avg.	84%	100%	100%	3,871
Deck	1995	96	E 100	648	Poor	73%	100%	100%	473
924 SFLA		155.15 = $/SFLA (4)				Outbuilding Total			29,250

Accpt Land 45,000 **Accepted Bldg** 29,000 **Total** 74,000

Map/Lot: R23 37B- 2
Account: 2725 Card: 1 of 1 Location: 60 ROCKY RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/29/2015
Sale Price	25,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	1984 OXFORD 14 X 56
Tran/Land/Bldg	1 1 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.40	Acres-Road Frontage	3,000.00	7,200	100%		7,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.40		10,272.73 Per Acre		Land Total		45,200

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford	M/H	1984	14X52	A 100	38,896	Poor	30%	100%	100%	11,669
Shed		2015	120	E 100	900	Poor	95%	100%	100%	855
728 SFLA			212.95 = $/SFLA (4)					Outbuilding Total		12,524

Accpt Land	45,000	**Accepted Bldg**	13,000	**Total**	58,000

Map/Lot: R13 34
Account: 2726 Card: 1 of 1 Location: 250 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/15/2009
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.79	Acres-Baselot (Frct)	10,807.47	19,345	100%		19,345
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.79		21,980.45 Per Acre		Land Total		39,345

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	600 Sqft	Grade C 110	Base	107,142
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	107,142

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	84%	99%	100%	89,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1995	374	C 110	21,895	Avg.	84%	100%	100%	18,392
(U)Basement	1995	374	C 110	6,582	Avg.	84%	100%	100%	5,529
Open Fr Porch	1995	84	C 110	2,188	Avg.	84%	100%	100%	1,838
Shed	1997	96	E 100	720	Fair	81%	100%	100%	583
1,050 SFLA		84.86 = $/SFLA (4)				Outbuilding Total			26,342

Accpt Land 39,000 **Accepted Bldg** 115,000 **Total** 154,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/09/2006
Sale Price	18,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1			
Reference 2	1995 TITAN 14 X 70		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.97	Acres-Baselot (Frct)	10,106.36	19,910	100%		19,910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.97		20,258.88 Per Acre			Land Total	39,910

Dwelling Description **Replacement Cost New**

Doublewide	One Story	2,079 Sqft	Grade E 75	Base	89,500
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,818
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,095
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	84,363

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	76,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2009	192	C 100	4,547	Avg.	93%	100%	100%	4,229
Shed	2016	120	C 100	1,200	Avg.	97%	100%	100%	1,164
2,079 SFLA		36.93 = $/SFLA (4)					Outbuilding Total		5,393

Accpt Land	40,000	Accepted Bldg	82,000	Total	122,000

Map/Lot: R15 19B
Account: 2734 Card: 1 of 1 Location: 1069 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1995 OXFORD 28 X 56
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Baselot (Frct)	10,979.80	19,215	100%		19,215
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.75		22,408.57 Per Acre			Land Total	39,215

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,496 Sqft	Grade D 100	Base	103,246
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,475
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	96,140

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	80,758

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1994	72	C 100	1,705	Avg.	84%	100%	100%	1,432
Gar	1994	816	C 100	20,302	Avg.	84%	100%	100%	17,054
Open Fr Porch	1994	48	C 100	1,137	Avg.	84%	100%	100%	955
Deck	1996	456	E 100	3,078	Avg.	85%	100%	100%	2,616
1,496 SFLA		53.98 = $/SFLA (4)				Outbuilding Total			22,057

Accpt Land 39,000 **Accepted Bldg** 103,000 **Total** 142,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1			
Reference 2	WORKING WATERFRONT 2008		
Tran/Land/Bldg	3 3 10		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	80%		120,000
520	$/LF -Water Frontage	150.00	78,000	80%		62,400
5.20	Acres-Water Acreage	.00		100%		0
3.70	Acres-Road Frontage	3,000.00	11,100	100%		11,100
3.10	Acres-Back Land	500.00	1,550	100%		1,550
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.00		15,360.71 Per Acre			Land Total	215,050

Dwelling Description **Replacement Cost New**

Ranch	One Story	432 Sqft	Grade SC100	Base	43,057
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-648
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Standard	None	Average	Basic	37,851

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	23,468

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Quonset Metal	1995	1600	E 100	18,420	Fair	79%	100%	100%	14,552
432 SFLA		54.32 = $/SFLA (4)					Outbuilding Total		14,552

Accpt Land	215,000	Accepted Bldg	38,000	Total	253,000

Map/Lot: R23 8B
Account: 2738 Card: 1 of 2 Location: 3650 WASHINGTON RD

Neighborhood 2	Rural Paved 2
Tree Growth	1996
Zoning/Use	RURAL SHORELAND LR
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	TREE GROWTH 1996
Reference 2	TREE GROWTH 1996
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.64	Acres-Road Frontage	3,000.00	7,920	100%		7,920
22.00	Acres-Softwood TG	337.00	7,414	100%		7,414
20.00	Acres-Mixed Wood TG	408.00	8,160	100%		8,160
32.00	Acres-Hardwood TG	263.00	8,416	100%		8,416
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.93	Acres-Back Land	500.00	1,465	100%		1,465
Total Acres 81.57		899.53 Per Acre			Land Total	73,375

Dwelling Description **Replacement Cost New**

Contemporary	Two Story	902 Sqft	Grade B 100	Base	184,982
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,548
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,926
Attic	None			Attic	0
FirePlaces	4			Fireplace	7,788
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Good	Basic	206,244

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	181,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1994	998	B 100	31,196	Good	88%	100%	100%	27,452
1.5 Fr	1999	720	B 100	64,229	Good	90%	100%	100%	57,806
(U)Basement	1999	720	B 100	15,206	Good	90%	100%	100%	13,685
2 Fr	1999	624	B 100	71,009	Good	90%	100%	100%	63,908
(U)Basement	1999	624	B 100	13,179	Good	90%	100%	100%	11,861
Overhang	1999	13	B 100	594	Good	90%	200%	100%	1,070
Enclosed Fr Porch	1999	140	B 100	8,469	Good	90%	100%	100%	7,622
2 Fr	2008	576	B 100	65,547	Good	95%	100%	100%	62,270
Canopy	2008	186	B 100	2,161	Good	95%	100%	100%	2,053
Deck	2008	592	B 100	7,033	Good	95%	100%	100%	6,681
1,804 SFLA		100.61 = $/SFLA (4)					Outbuilding Total		254,408

Accpt Land 73,000 **Accepted Bldg** 436,000 **Total** 509,000

Neighborhood 2	Rural Paved 2
Tree Growth	1996
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	
Reference 2	TREE GROWTH 1996
Tran/Land/Bldg	1 0 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2008	480	B 100	15,763	Good	95%	100%	100%	14,975
Swimming Pool	2016	648	B 100	29,458	Good	98%	40%	100%	11,548
Deck	2016	1632	B 100	19,388	Good	98%	40%	100%	7,600
Shed	2016	40	B 100	528	Good	98%	40%	100%	207
Shed	2016	96	B 100	1,267	Good	98%	100%	100%	1,242
Enclosed Fr Porch	2016	176	B 100	10,647	Good	98%	100%	100%	10,434
1,804 SFLA		100.61 = $/SFLA (4)					Outbuilding Total		46,006

Accpt Land 0 **Accepted Bldg** 46,000 **Total** 46,000

Map/Lot: R23 8B
Account: 2738 Location: 3650 WASHINGTON RD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	73,000	436,000	509,000	73,000	436,000	509,000
2	0	46,000	46,000	0	46,000	46,000
TOTAL	73,000	482,000	555,000	73,000	482,000	555,000

Map/Lot: R16 62E
Account: 2739 Card: 1 of 1 Location: 550 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/20/2004
Sale Price	87,300
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
0.37	Acres-Land Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.22		17,809.91 Per Acre		Land Total		39,538

Dwelling Description

Salt Box	One & 1/2 Story	891 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	90,820
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,643
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	87,546

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	73,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Carport	2006	400	E 100	2,925	Avg.	91%	100%	100%	2,662
1,336 SFLA		55.04 = $/SFLA (4)				Outbuilding Total			2,662

Accpt Land	40,000	Accepted Bldg	76,000	Total	116,000

Map/Lot: R20 13B
Account: 2740 Card: 1 of 1 Location: 730 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/08/2013
Sale Price	114,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.45	Acres-Back Land	500.00	1,225	100%		1,225
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.45		9,264.04 Per Acre			Land Total	41,225

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,792 Sqft	Grade E 100	Base	105,968
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	Floor & Stairs			Attic	6,720
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	Standard	Standard	Average	Basic	104,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	95,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	258	C 100	2,322	Avg.	84%	100%	100%	1,950
Gar	2000	576	E 100	10,748	Avg.	87%	100%	100%	9,351
Shed	2004	96	E 100	720	Avg.	90%	100%	100%	648
1,792 SFLA		53.15 = $/SFLA (4)					Outbuilding Total		11,949

Accpt Land 41,000 **Accepted Bldg** 107,000 **Total** 148,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/01/1995
Sale Price	23,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.40	Acres-Back Land	500.00	1,200	100%		1,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.40		9,363.64 Per Acre			Land Total	41,200

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade D 100	Base	98,447
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	91,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	79,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1987	96	E 100	720	Avg.	79%	100%	100%	569
Shed	1999	192	E 100	1,440	Avg.	87%	100%	100%	1,253
1 Fr	2006	70	D 100	3,129	Avg.	91%	100%	100%	2,847
1,404 SFLA		56.96 = $/SFLA (4)					Outbuilding Total		4,669

Accpt Land 41,000 **Accepted Bldg** 85,000 **Total** 126,000

Map/Lot: R 1 80- 2
Account: 2742 Card: 1 of 1 Location: 75 BROOKS LN

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	07/11/2011
Sale Price	41,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.36	Acres-Road Frontage	3,000.00	1,080	100%		1,080
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.36		18,466.10 Per Acre		Land Total		43,580

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1999	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
Shed		2000	352	E 100	2,640	Avg.	87%	100%	100%	2,297
Deck		2011	192	C 100	1,728	Avg.	94%	100%	100%	1,624
Barn		2011	240	C 100	4,512	Avg.	94%	100%	100%	4,241
1,008 SFLA			101.16 = $/SFLA (4)				Outbuilding Total			30,157

Accpt Land 44,000 **Accepted Bldg** 30,000 **Total** 74,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 99
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	22,579.09	44.932	50%		22,466
Total Acres 1.99		11,289.45 Per Acre			Land Total	22,466

Accpt Land	22,000	**Accepted Bldg**	0	**Total**	22,000

Map/Lot: R 1 80- 4
Account: 2744 Card: 1 of 1 Location: 77 BROOKS LN

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/30/2009
Sale Price	9,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.95	Acres-Baselot (Frct)	22,902.31	44.660	50%		22,330
Total Acres 1.95		11,451.28 Per Acre		Land Total		22,330

Accpt Land	22,000	**Accepted Bldg**	0	**Total**	22,000

Map/Lot: R20 43
Account: 2745 Card: 1 of 1 Location: 529 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/1994
Sale Price	64,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
0.98	Acres-Back Land	500.00	490	100%		490
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.58		11,812.85 Per Acre			Land Total	42,290

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	750 Sqft	Grade C 110	Base	84,250
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-3,110
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,495
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	0	Standard	Standard	Average	Basic	95,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	59,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1830	400	C 110	23,417	Avg.	62%	100%	100%	14,519
(U)Attic	1830	400	C 110	3,960	Avg.	62%	100%	100%	2,455
750 SFLA		79.06 = $/SFLA (4)					Outbuilding Total		16,974

Accpt Land 42,000 **Accepted Bldg** 76,000 **Total** 118,000

Map/Lot: R24 8A
Account: 2746 Card: 1 of 1 Location: 56 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	10/01/1994
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.34	Acres-Road Frontage	3,000.00	1,020	100%		1,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.34		16,675.21 Per Acre			Land Total	39,020

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,080 Sqft	Grade C 100	Base	97,081
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,609
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
1995	0	Standard	Standard	Average	Basic	98,690

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	82,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1995	484	D 100	10,115	Avg.	84%	100%	100%	8,497
Deck	1996	192	C 100	1,728	Avg.	85%	100%	100%	1,469
1,080 SFLA		76.76 = $/SFLA (4)				Outbuilding Total			9,966

Accpt Land 39,000 **Accepted Bldg** 93,000 **Total** 132,000

Map/Lot: R24 31
Account: 2747 Card: 1 of 1 Location: 503 NOYES RD

Neighborhood 8	Residential Pond 2		
Zoning/Use	RURAL SHORELAND RP		
Topography	Rolling		
Utilities	None		
Street	Gravel		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	8

Land	90,000	**Accepted Bldg**	0	**Total**	90,000

Map/Lot: R11 4D
Account: 2749 Card: 1 of 1 Location: 728 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/15/2007
Sale Price	60,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1994 PINEGROVE 14X70		
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.07	Acres-Back Land	500.00	35	100%		35
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.07		19,340.58 Per Acre		Land Total		40,035

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1994	14X66	B 100	45,408	Good	63%	100%	100%	28,607
MH Slab		1994	924	C 100	3,132	Good	88%	100%	100%	2,756
Shed		1994	80	E 100	600	Avg.	84%	100%	100%	504
Gar		2007	720	E 100	13,436	Avg.	92%	100%	100%	12,361
924 SFLA			141.32 = $/SFLA (4)				Outbuilding Total			44,228

Accpt Land	40,000	**Accepted Bldg**	44,000	**Total**	84,000

Map/Lot: R16 62- 1
Account: 2750 Card: 1 of 1 Location: 30 SLAB PILE LN

Neighborhood 3 Rural Dirt 2

Sale Data

Sale Date	03/31/2016
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17,555	100%		17,555
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		20,410.33 Per Acre			Land Total	37,555

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	900 Sqft	Grade C 100	Base	108,829
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,000
Heating	100% Radiant	Cooling	0% None	Heat	2,808
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	2005	Standard	Standard	Average	Basic	131,517

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	110,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1997	192	E 100	1,440	Fair	81%	100%	100%	1,166
Deck	2005	64	C 100	576	Avg.	91%	100%	100%	524
1,350 SFLA		81.83 = $/SFLA (4)					Outbuilding Total		1,690

Accpt Land 38,000 **Accepted Bldg** 112,000 **Total** 150,000

Map/Lot: R16 62- 2
Account: 2751 Card: 1 of 1 Location: 40 SLAB PILE LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/30/2016
Sale Price	149,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.90	Acres-Back Land	500.00	950	100%		950
Total Acres 3.90		9,987.18 Per Acre		Land Total		38,950

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 110	Base	109,521
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,836
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	114,459

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	97,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1996	132	C 110	3,439	Avg.	85%	100%	100%	2,923
Deck	1996	72	C 110	713	Avg.	85%	100%	100%	606
Shed	1994	64	E 100	480	Fair	78%	100%	100%	374
Barn	2003	832	E 100	11,732	Fair	86%	100%	100%	10,090
1,120 SFLA		86.87 = $/SFLA (4)				Outbuilding Total			13,993

Accpt Land 39,000 **Accepted Bldg** 111,000 **Total** 150,000

Map/Lot: R 3 46C
Account: 2752 Card: 1 of 1 Location: 501 DUCKPUDDLE RD

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND RP RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
311	$/LF -Water Frontage	50.00	15,550	100%		15,550
3.11	Acres-Water Acreage	.00		100%		0
2.84	Acres-Road Frontage	3,000.00	8,520	100%		8,520
10.94	Acres-Back Land	500.00	5,470	100%		5,470
10.00	Acres-Under Water	.00		100%		0
Total Acres 28.89		2,233.99 Per Acre			Land Total	64,540

Accpt Land 65,000 **Accepted Bldg** 0 **Total** 65,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
4.90	Acres-Back Land	500.00	2,450	100%		2,450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.90		6,514.49 Per Acre		Land Total		44,950

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,568 Sqft	Grade C 110	Base	140,121
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	145,793

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	129,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2003	200	C 100	1,800	Avg.	89%	100%	100%	1,602
Entry	2003	88	C 100	3,080	Avg.	89%	100%	100%	2,741
Gar	2003	768	C 100	19,108	Avg.	89%	100%	100%	17,006
Shed	2004	64	C 100	640	Avg.	90%	100%	100%	576
1,568 SFLA		82.75 = $/SFLA (4)				Outbuilding Total			21,925

Accpt Land 45,000 **Accepted Bldg** 152,000 **Total** 197,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	12/01/1994
Sale Price	64,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.98	Acres-Back Land	500.00	990	100%		990
Total Acres 1.98		500.00 Per Acre		Land Total		990

Accpt Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R 5 19A
Account: 2755 Card: 1 of 1 Location: 464 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
0.48	Acres-Road Frontage	3,000.00	1,440	100%		1,440
1.69	Acres-Back Land	500.00	845	100%		845
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.17		12,898.08 Per Acre		Land Total		53,785

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	720 Sqft	Grade B 125	Base	198,724
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,200
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,540
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,653
Attic	None			Attic	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	Standard	Standard	Average	Open	208,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	195,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2010	432	B 125	37,935	Avg.	94%	100%	100%	35,659
(U)Basement	2010	432	B 125	11,405	Avg.	94%	100%	100%	10,721
Deck	2010	288	B 125	4,276	Avg.	94%	100%	100%	4,019
Deck	2010	144	B 125	2,139	Avg.	94%	100%	100%	2,011
Deck	2010	144	B 125	2,139	Avg.	94%	100%	100%	2,011
Deck	2010	72	B 125	1,069	Avg.	94%	100%	100%	1,005
Kennel Runs Fencing	2010	120	B 125	515	Avg.	94%	100%	100%	484
1,440 SFLA		135.85 = $/SFLA (4)				Outbuilding Total			55,910

Accpt Land 54,000 **Accepted Bldg** 252,000 **Total** 306,000

Map/Lot: R 1 80- 5
Account: 2756 Card: 1 of 1 Location: 101 BROOKS LN

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	04/23/2008
Sale Price	43,842
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.07	Acres-Road Frontage	3,000.00	210	100%		210
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.07		20,632.85 Per Acre		Land Total		42,710

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,536 Sqft	Grade D 100	Base	105,332
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,922
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,536	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	107,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	86%	60%	100%	55,343

Accpt Land 43,000 **Accepted Bldg** 55,000 **Total** 98,000

Map/Lot: U 5 11C
Account: 2757 Card: 1 of 1 Location: 1738 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/01/1995
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	100%		70,000
3.36	Acres-Road Frontage	3,000.00	10,080	100%		10,080
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.86		30,849.74 Per Acre		Land Total		119,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1998	1344	C 110	81,948	Avg.	86%	100%	100%	70,475
Basement 8	1998	1344	C 110	36,472	Avg.	86%	100%	100%	31,366
2nd Floor Fin	1998	1008	C 110	59,010	Avg.	86%	100%	100%	50,749
Store 8	1998	320	C 110	19,511	Avg.	86%	100%	100%	16,779
Open Fr Porch	1998	336	C 110	8,752	Avg.	86%	100%	100%	7,527
Gar	1998	900	C 110	24,631	Avg.	86%	100%	100%	21,183
2nd Floor Fin	1998	675	C 110	39,516	Avg.	86%	100%	100%	33,984
								Outbuilding Total	232,063

Accpt Land 119,000 **Accepted Bldg** 232,000 **Total** 351,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved
180

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.46	Acres-Road Frontage	3,000.00	10,380	100%		10,380
15.22	Acres-Back Land	500.00	7,610	100%		7,610
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 21.68		2,679.43 Per Acre			Land Total	58,090

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,568 Sqft	Grade E 100	Base	95,537
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	91,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	76,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Barn	1995	900	C 100	24,363	Avg.	84%	100%	100%	20,465
Shed	1996	960	E 100	7,200	Avg.	85%	100%	100%	6,120
Shed	1999	240	E 100	1,800	Avg.	87%	100%	100%	1,566
Enclosed Fr Porch	2000	432	C 100	19,799	Avg.	87%	100%	100%	17,225
Deck	2000	42	C 100	378	Avg.	87%	100%	100%	329
Open Fr Porch	2000	40	C 100	947	Avg.	87%	100%	100%	824
Deck	2000	240	E 100	1,620	Avg.	87%	100%	100%	1,409
1 Fr	2001	160	C 100	8,515	Avg.	88%	100%	100%	7,493
Deck	2005	240	C 100	2,160	Avg.	91%	100%	100%	1,966
Shed	2005	288	E 100	2,160	Avg.	91%	100%	100%	1,966
1,568 SFLA		49.06 = $/SFLA (4)					Outbuilding Total		59,363

Accpt Land 58,000 **Accepted Bldg** 136,000 **Total** 194,000

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities	Drilled WellSeptic System		
Street	Paved		
	180		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2006	784	C 100	16,448	Avg.	91%	100%	100%	14,968
(F) Gar	2006	784	C 100	39,200	Avg.	91%	100%	100%	35,672
1,568 SFLA		49.06 = $/SFLA (4)				Outbuilding Total			50,640

Accpt Land	0	**Accepted Bldg**	51,000	**Total**	51,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	58,000	136,000	194,000	58,000	136,000	194,000
2	0	51,000	51,000	0	51,000	51,000
TOTAL	58,000	187,000	245,000	58,000	187,000	245,000

Map/Lot: R19 45C
Account: 2759 Card: 1 of 1 Location: 200 WOODLAND DR

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/01/1995
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.47	Acres-Back Land	500.00	235	100%		235
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.47		15,479.76 Per Acre		Land Total		38,235

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	952 Sqft	Grade C 100	Base	114,060
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	114,060

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	96,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1996	96	C 100	3,360	Avg.	85%	100%	100%	2,856
Deck	1997	252	C 100	2,268	Avg.	86%	100%	100%	1,950
1,428 SFLA		67.89 = $/SFLA (4)				Outbuilding Total			4,806

Accpt Land 38,000 **Accepted Bldg** 102,000 **Total** 140,000

Map/Lot: R 6 8E- 7
Account: 2762 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 7

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	08/01/1994
Sale Price	28,250
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1994 TITAN 14 X 70 8-29-94
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan.....M/H	1994	14X66	A 100	49,368	Avg.	51%	100%	100%	25,178
Deck	1994	120	E 100	810	Poor	72%	100%	100%	583
924 SFLA		132.17 = $/SFLA (4)				Outbuilding Total			25,761

Accpt Land 0 **Accepted Bldg** 26,000 **Total** 26,000

Map/Lot: U 2 20A-27
Account: 2763 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 27

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1995
Sale Price	29,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1989 FOREST PARK 14 X 70 10-26-95
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Forest Park	M/H	1989	14X67	B 100	46,096	Avg.	51%	100%	100%	23,509
938 SFLA			155.26 = $/SFLA (4)				Outbuilding Total			23,509

Accpt Land	0	**Accepted Bldg**	24,000	**Total**	24,000

Map/Lot: U 2 20A-42
Account: 2764 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 42

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2 1972 BURLINGTON 12 X 60
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1972	12X60	B 100	38,040	Poor	30%	70%	100%	7,988
720 SFLA			117.94 = $/SFLA (4)					Outbuilding Total		7,988

Accpt Land 0 **Accepted Bldg** 8,000 **Total** 8,000

Map/Lot: U10 10-36
Account: 2765 Card: 1 of 1 Location: 36 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	02/04/2009
Sale Price	1,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1987 ASTRO 14 X 70 4-1-95
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1987	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Shed	1987	48	E 100	360	Poor	65%	100%	100%	234
Deck	2012	120	E 100	810	Poor	92%	100%	100%	745
924 SFLA		104.73 = $/SFLA (4)				Outbuilding Total			12,839

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Map/Lot: R15 57A
Account: 2766 Card: 1 of 1 Location: 285 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities
Street Paved

Sale Data

Sale Date	04/01/1995
Sale Price	23,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1994 TITAN 14 X 70 4-1-95
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
924 SFLA		117.57 = $/SFLA (4)					Outbuilding Total		11,860

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/1999
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	10,365.58	19,695	100%		19,695
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.90		20,892.11 Per Acre			Land Total	39,695

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,232 Sqft	Grade C 110	Base	117,171
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,019
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
1999	0	Standard	Standard	Average	Basic	119,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	103,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	376	C 110	3,722	Avg.	88%	100%	100%	3,275
Shed	2016	288	C 110	3,168	Avg.	97%	100%	100%	3,073
1,232 SFLA		84.17 = $/SFLA (4)				Outbuilding Total			6,348

Accpt Land 40,000 **Accepted Bldg** 110,000 **Total** 150,000

Map/Lot: R18 54B
Account: 2768 Card: 1 of 1 Location: 1667 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1994
Sale Price	7,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1976 OLYMPIAN 14 X 70 4-4-94
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Olympian.....M/H	1976	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Enclosed Fr Porch	1997	80	E 100	2,750	Fair	81%	100%	100%	2,228
Deck	2003	192	C 100	1,728	Avg.	89%	100%	100%	1,538
Enclosed Fr Porch	2006	128	E 100	4,400	Avg.	91%	100%	100%	4,004
924 SFLA		125.06 = $/SFLA (4)				Outbuilding Total			19,630

Accpt Land	0	**Accepted Bldg**	20,000	**Total**	20,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/05/2006
Sale Price	10,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	1991 ASTRO 14 X 60		
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1991	14X56	C 100	33,544	Poor	30%	100%	100%	10,063
1 Fr		2002	224	E 100	8,941	Poor	81%	100%	100%	7,242
Cover-It		2002	240	E 100	360	Poor	83%	100%	100%	299
784 SFLA			160.23 = $/SFLA (4)				Outbuilding Total			17,604

Accpt Land	0	**Accepted Bldg**	18,000	**Total**	18,000

Map/Lot: R 2 47A
Account: 2770 Card: 1 of 1 Location: 448 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/01/1994
Sale Price	5,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	22,984.88	44,591	50%		22,295
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 1.94		16,646.91 Per Acre		Land Total		32,295

Dwelling Description **Replacement Cost New**

Colonial	Two Story	960 Sqft	Grade E 100	Base	109,523
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-5,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	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	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Standard	Standard	Average	Basic	101,214

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	86%	40%	100%	34,818

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Parkwood	M/H	1969	12X56	B 100	35,504	Poor	30%	50%	100%	5,326
2,592 SFLA			13.43 = $/SFLA (4)					Outbuilding Total		5,326

Accpt Land 32,000 **Accepted Bldg** 40,000 **Total** 72,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/10/2014
Sale Price	15,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1972 OLYMPIAN 12 X 48
Tran/Land/Bldg 6 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Baselot (Frct)	102,257	23,519	45%		10,584
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.23		132,973.91 Per Acre		Land Total		30,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1989	14X48	C 100	28,752	Poor	30%	100%	100%	8,626
MH Slab	2016	672	C 100	2,278	Avg.	97%	100%	100%	2,210
672 SFLA		64.65 = $/SFLA (4)				Outbuilding Total			10,836

Accpt Land 31,000 **Accepted Bldg** 11,000 **Total** 42,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1995 MANORWOOD 28 X 56
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.90		14,724.14 Per Acre			Land Total	42,700

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,568 Sqft	Grade C 100	Base	127,382
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,823
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	115,559

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	97,070

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	68	E 100	459	Avg.	86%	100%	100%	395
Deck	1997	360	E 100	2,430	Avg.	86%	100%	100%	2,090
Shed	1997	48	E 100	360	Avg.	86%	100%	100%	310
Gar	1997	400	E 100	7,464	Avg.	86%	100%	100%	6,419
Shed	2013	96	C 100	960	Avg.	96%	100%	100%	922
1,568 SFLA		61.91 = $/SFLA (4)					Outbuilding Total		10,136

Accpt Land 43,000 **Accepted Bldg** 107,000 **Total** 150,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.16	Acres-Road Frontage	3,000.00	3,480	100%		3,480
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.16		13,759.49 Per Acre		Land Total		43,480

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,152 Sqft	Grade C 110	Base	111,707
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,888
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	116,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	98,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2010	160	C 110	4,168	Avg.	94%	100%	100%	3,918
Deck	2010	80	C 110	792	Avg.	94%	100%	100%	744
Deck	2017	204	C 110	2,020	Avg.	97%	100%	100%	1,959
1,152 SFLA		85.09 = $/SFLA (4)					Outbuilding Total		6,621

Accpt Land 43,000 **Accepted Bldg** 105,000 **Total** 148,000

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.08	Acres-Road Frontage	3,000.00	240	100%		240
2.19	Acres-Back Land	500.00	1,095	100%		1,095
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.27		13,193.21 Per Acre		Land Total		56,335

Dwelling Description **Replacement Cost New**

Gambrel	Two Story	1,008 Sqft	Grade C 110	Base	165,999
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,304
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Standard	Standard	Average	Basic	176,503

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	148,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1995	288	C 110	7,502	Avg.	84%	100%	100%	6,302
Sunspace	1995	196	C 110	11,481	Avg.	84%	100%	100%	9,644
1 Fr	1995	216	C 110	12,646	Avg.	84%	100%	100%	10,623
(U)Basement	1995	216	C 110	3,802	Avg.	84%	100%	100%	3,194
Deck	1995	36	C 110	356	Avg.	84%	100%	100%	299
1.5 Att Gar	1995	576	C 110	16,880	Avg.	84%	100%	100%	14,179
2,016 SFLA		73.54 = $/SFLA (4)				Outbuilding Total			44,241

Accpt Land 56,000 **Accepted Bldg** 193,000 **Total** 249,000

Map/Lot: R18 23
Account: 2779 Card: 1 of 1 Location: 230 MAPLE DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/01/2001
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
63.20	Acres-Back Land	500.00	31,600	100%		31,600
Total Acres 75.20		1,058.51 Per Acre		Land Total		79,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2003	64	E 100	480	Fair	86%	100%	100%	413
Shed	2006	64	E 100	480	Avg.	91%	100%	100%	437
Deck	2006	32	E 100	216	Avg.	91%	100%	100%	197
Open Fr Porch	2011	100	E 100	1,776	Fair	93%	100%	100%	1,652
Cover-It	2011	240	E 100	360	Fair	93%	100%	100%	335
							Outbuilding Total		3,034

Accpt Land 80,000 **Accepted Bldg** 3,000 **Total** 83,000

Map/Lot: R19 8B
Account: 2780 Card: 1 of 1 Location: 1431 MANKTOWN RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities	NoneNone		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R21 10- 3
Account: 2781 Card: 1 of 1 Location: 15 LOIS LN

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	10/01/1994
Sale Price	5,400
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.29	Acres-Road Frontage	3,000.00	870	100%		870
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.29		17,847.16 Per Acre		Land Total		40,870

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,917 Sqft	Grade E 75	Base	83,842
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,130
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	77,298

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	67,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Champion M/H	1973	12X56	C 100	30,912	Poor	30%	20%	100%	1,855
Entry	2004	179	E 100	4,699	Avg.	90%	100%	100%	4,229
Enclosed Fr Porch	2004	182	E 100	6,256	Avg.	90%	100%	100%	5,630
2,589 SFLA		25.97 = $/SFLA (4)				Outbuilding Total			11,714

Accpt Land 41,000 **Accepted Bldg** 79,000 **Total** 120,000

Map/Lot: R21 54A
Account: 2782 Card: 1 of 1 Location: 2900 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	04/01/1995
Sale Price	26,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.77	Acres-Road Frontage	3,000.00	2,310	100%		2,310
2.65	Acres-Back Land	500.00	1,325	100%		1,325
Total Acres 5.42		4,360.70 Per Acre			Land Total	23,635

Accpt Land 24,000 **Accepted Bldg** 0 **Total** 24,000

Map/Lot: R17 16B
Account: 2783 Card: 1 of 1 Location: 1925 WAGNER BRIDGE RD

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/2011
Sale Price	315,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 2.40		24,250.00 Per Acre			Land Total	58,200

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,248 Sqft	Grade C 110	Base	120,547
Exterior	Wood 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	0
Fin. Basement Area	1248 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	29,024
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,045
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,136
Attic	None			Attic	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	Standard	Standard	Average	Basic	155,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	133,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(U)Basement	1998	320	C 110	5,632	Avg.	86%	100%	100%	4,844
Open Fr Porch	1998	128	C 110	3,334	Avg.	86%	100%	100%	2,867
Enclosed Fr Porch	1998	128	C 110	6,453	Avg.	86%	100%	100%	5,550
Open Fr Porch	1998	332	C 110	8,648	Avg.	86%	100%	100%	7,437
Shed	1997	168	E 100	1,260	Avg.	86%	100%	100%	1,084
1 Fr	2001	528	C 110	30,910	Avg.	88%	100%	100%	27,201
(U)Basement	2001	528	C 110	9,293	Avg.	88%	100%	100%	8,178
Open Fr Porch	2001	224	C 110	5,835	Avg.	88%	100%	100%	5,135
Deck	2001	144	C 110	1,426	Avg.	88%	100%	100%	1,255
Canopy	2001	224	C 110	2,168	Avg.	88%	100%	100%	1,908
1,248 SFLA		107.33 = $/SFLA (4)				Outbuilding Total			65,459

Accpt Land 58,000 **Accepted Bldg** 199,000 **Total** 257,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	WELLHEAD PROTECTION RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1	
Reference 2	JEREMY REYNOLDS
Tran/Land/Bldg	1 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
650	$/LF -Water Frontage	100.00	65,000	30%		19,500
6.50	Acres-Water Acreage	.00		100%		0
1.00	Acres-Under Water	.00		100%		0
21.76	Acres-Back Land	500.00	10,880	100%		10,880
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 31.26		2,187.46 Per Acre			Land Total	68,380

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,140 Sqft	Grade C 110	Base	159,194
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,173
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,270
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Standard	Standard	Average	Basic	171,837

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	144,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	693	C 110	6,861	Avg.	84%	100%	100%	5,763
1 Fr	2009	456	C 110	26,695	Avg.	93%	100%	100%	24,826
(U)Basement	2009	456	C 110	8,026	Avg.	93%	100%	100%	7,464
Att Gar	2009	928	C 110	21,416	Avg.	93%	100%	100%	19,917
1,995 SFLA		72.35 = $/SFLA (4)				Outbuilding Total			57,970

Accpt Land 68,000 **Accepted Bldg** 202,000 **Total** 270,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	06/01/1995
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	90%		19,800
1.90	Acres-Back Land	500.00	950	100%		950
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.40		16,979.17 Per Acre		Land Total		40,750

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade B 100	Base	200,102
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,130
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	Standard	Standard	Average	Basic	212,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	183,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1997	60	B 100	1,876	Avg.	86%	100%	100%	1,613
Deck	2002	576	B 100	6,843	Avg.	89%	100%	100%	6,090
2,100 SFLA		87.18 = $/SFLA (4)				Outbuilding Total			7,703

Accpt Land 41,000 **Accepted Bldg** 191,000 **Total** 232,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/28/2013
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	90%		19,800
4.22	Acres-Back Land	500.00	2,110	100%		2,110
Total Acres 4.72		4,641.95 Per Acre			Land Total	21,910

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R 3 30A
Account: 2787 Card: 1 of 1 Location: 365 RALPH WINK RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1996
Sale Price	16,500
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.07	Acres-Back Land	500.00	1,035	100%		1,035
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.07		9,590.91 Per Acre		Land Total		39,035

Dwelling Description **Replacement Cost New**

Doublewide	One Story	2,128 Sqft	Grade E 100	Base	121,616
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,034
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,525
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	113,107

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	100,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(U)Basement	2005	896	C 100	14,336	Avg.	91%	100%	100%	13,046
Deck	2002	224	E 100	1,512	Fair	85%	100%	100%	1,285
1.75 Fr	2007	896	C 100	68,660	Avg.	92%	30%	100%	18,950
2,128 SFLA		47.30 = $/SFLA (4)				Outbuilding Total			33,281

Accpt Land 39,000 **Accepted Bldg** 134,000 **Total** 173,000

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/14/2011
Sale Price	85,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.21	Acres-Back Land	500.00	1,105	100%		1,105
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.21		10,357.48 Per Acre		Land Total		43,605

Dwelling Description **Replacement Cost New**

Modular Home	One Story	960 Sqft	Grade D 100	Base	75,289
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,202
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
1997	2001	Standard	Standard	Average	Basic	76,491

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	65,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2001	640	E 100	11,942	Avg.	88%	100%	100%	10,509
960 SFLA		68.52 = $/SFLA (4)				Outbuilding Total			10,509

Accpt Land	44,000	**Accepted Bldg**	76,000	**Total**	120,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1996
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.13	Acres-Road Frontage	3,000.00	390	100%		390
0.83	Acres-Back Land	500.00	415	100%		415
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.96		14,630.07 Per Acre			Land Total	43,305

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade E 75	Base	73,469
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	920
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,871
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Supier	Supier	Average	Basic	69,104

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	58,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Quonset Metal	1996	1845	B 100	37,384	Good	89%	100%	100%	33,272
Deck	2006	60	C 100	540	Avg.	91%	100%	100%	491
Deck	2006	288	C 100	2,592	Avg.	91%	100%	100%	2,359
1,620 SFLA		35.83 = $/SFLA (4)				Outbuilding Total			36,122

Accpt Land 43,000 **Accepted Bldg** 94,000 **Total** 137,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1995
Sale Price	17,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.60	Acres-Road Frontage	3,000.00	10,800	100%		10,800
1.20	Acres-Back Land	500.00	600	100%		600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.80		7,558.82 Per Acre			Land Total	51,400

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,080 Sqft	Grade E 75	Base	54,608
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,581
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	905
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
1995	0	Standard	Standard	Average	Basic	50,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	42,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	200	C 100	1,800	Avg.	84%	100%	100%	1,512
Gar	1998	720	E 100	13,436	Avg.	86%	100%	100%	11,555
Deck	2002	200	C 100	1,800	Avg.	89%	100%	100%	1,602
Shed	2010	192	E 100	1,440	Avg.	94%	100%	100%	1,354
1,080 SFLA		39.61 = $/SFLA (4)				Outbuilding Total			16,023

Accpt Land 51,000 **Accepted Bldg** 59,000 **Total** 110,000

Map/Lot: R 9 94- 4A
Account: 2792 Card: 1 of 2 Location: 704 DEAVER RD

Neighborhood 14	River Deep 2
Tree Growth	1991
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1	TREE GROWTH 1991
Reference 2	TREE GROWTH 1991
Tran/Land/Bldg	4 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	33%		115,500
2.00	Acres-Baselot (Frct)	175,000	350,000	33%		115,500
720	$/LF -Water Frontage	350.00	252,000	33%		83,160
5.90	Acres-Water Acreage	.00		100%		0
9.00	Acres-Softwood TG	337.00	3,033	33%		1,001
5.00	Acres-Mixed Wood TG	408.00	2,040	33%		673
2.00	# -Lot Imp Well/Sep	20,000.00	40,000	33%		13,200
Total Acres 23.90		13,767.11 Per Acre			Land Total	329,034

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	918 Sqft	Grade A 100	Base	299,121
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/2 Bmt	Basement	-7,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	9	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	15,867
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1750	0	Standard	Standard	Good	Basic	315,546

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Part Interest...	68%	100%	33%	70,809

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1750	391	A 100	43,907	Good	68%	100%	33%	9,853
Open Fr Porch	1750	21	A 100	1,049	Good	68%	100%	33%	235
Open Fr Porch	1750	96	A 100	4,796	Good	68%	100%	33%	1,076
1 Fr	1750	585	A 100	65,693	Good	68%	100%	33%	14,741
Open Fr Porch	1750	14	A 100	701	Good	68%	100%	33%	157
1 Fr	1750	528	A 100	59,291	Good	68%	100%	33%	13,305
Shed	1750	72	C 100	720	Avg.	62%	100%	33%	147
Shed	1750	171	C 100	1,710	Avg.	62%	100%	33%	350
Tennis Court	1998	6356	A 100	40,233	Avg.	86%	100%	33%	11,418
Tennis Court	1998	6356	A 100	40,233	Avg.	86%	100%	33%	11,418
1,836 SFLA		38.57 = $/SFLA (4)					Outbuilding Total		62,700

Accpt Land 329,000 **Accepted Bldg** 134,000 **Total** 463,000

Map/Lot: R 9 94- 4A
Account: 2792 Card: 2 of 2 Location: 704 DEAVER RD

Neighborhood 14	River Deep 2
Tree Growth	1991
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1			
Reference 2	TREE GROWTH		
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,136 Sqft	Grade C 100	Base	128,716
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-8,565
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1994	0	Standard	Standard	Good	Basic	120,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Part Interest...	88%	100%	33%	34,892

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	1900	520	C 100	10,910	Good	68%	100%	33%	2,448
Deck	1994	271	C 100	2,439	Good	88%	100%	33%	708
1,704 SFLA		20.48 = $/SFLA (4)					Outbuilding Total		3,156

Accpt Land	0	**Accepted Bldg**	38,000	**Total**	38,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	329,000	134,000	463,000	329,000	134,000	463,000
2	0	38,000	38,000	0	38,000	38,000
TOTAL	329,000	172,000	501,000	329,000	172,000	501,000

Map/Lot: R 9 94- 4A
Account: 2793 Card: 1 of 1 Location: 704 DEAVER RD

Neighborhood 14	River Deep 2
Tree Growth	1991
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1	TREE GROWTH 1991
Reference 2	TREE GROWTH 1991
Tran/Land/Bldg	4 3 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	14

Land	329,000	**Bldg Override**	172,000	**Total**	501,000

Map/Lot: R 9 94- 4A
Account: 2794 Card: 1 of 1 Location: 704 DEAVER RD

Neighborhood	14	River Deep 2	
Tree Growth		1991	
Zoning/Use		SHORELAND BL RESIDENTIAL	
Topography		Level	
Utilities		Drilled WellSeptic System	
Street		Right-Of-Way	
Reference 1		TREE GROWTH 1991	
Reference 2		TREE GROWTH 1991	
Tran/Land/Bldg		4 3 1	
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	14

Land	329,000	**Bldg Override**	172,000	**Total**	501,000

Map/Lot: R22 39- 2
Account: 2795 Card: 1 of 1 Location: 340 FLANDERS CORNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Gravel

Sale Data

Sale Date	03/29/2005
Sale Price	15,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.55	Acres-Road Frontage	3,000.00	4,650	100%		4,650
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 3.55		10,887.32 Per Acre		Land Total		38,650

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	1996	14X76	D 100	36,404	Poor	30%	100%	100%	10,921
1,064 SFLA			104.87 = $/SFLA (4)				Outbuilding Total			10,921

Accpt Land 39,000 **Accepted Bldg** 11,000 **Total** 50,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	03/01/2006
Sale Price	23,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.16	Acres-Road Frontage	3,000.00	480	100%		480
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 2.16		21,055.56 Per Acre		Land Total		45,480

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,264 Sqft	Grade C 110	Base	151,286
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,108
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	159,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	140,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Shed	1997	96	E 100	1,166	Fair	81%	100%	100%	944
Deck	2003	112	C 110	1,109	Avg.	89%	100%	100%	987
Deck	2003	195	C 110	1,930	Avg.	89%	100%	100%	1,718
Deck	2003	192	C 110	1,901	Avg.	89%	100%	100%	1,692
8Mobile Home	1970	8X40	C 100	17,840	Poor	30%	100%	100%	5,352
Manu 8	2006	2176	E 100	72,380	Avg.	91%	100%	100%	65,866
(F)Attic	2006	1024	E 100	19,200	Avg.	91%	100%	100%	17,472
Deck	2007	128	E 100	864	Avg.	92%	100%	100%	795
1 Fr	2009	560	C 110	32,784	Avg.	93%	100%	100%	30,489
Shed	2009	160	E 100	1,200	Fair	91%	100%	100%	1,092
2,216 SFLA		63.36 = $/SFLA (4)				Outbuilding Total			126,407

Accpt Land 45,000 **Accepted Bldg** 267,000 **Total** 312,000

Map/Lot: U 2 8A
Account: 2798 Card: 1 of 1 Location: 291 FRIENDSHIP RD

Neighborhood 38 Exempt Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	08/01/1998
Sale Price	1,000
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 38

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Baselot (Frct)	515,608	10,312	20%		2,062
Total Acres 0.02		103,100.00 Per Acre			Land Total	2,062

Accpt Land	2,000	**Accepted Bldg**	0	**Total**	2,000

Map/Lot: U 3 13
Account: 2799 Card: 1 of 1 Location: 129 FRIENDSHIP RD

Neighborhood 33 Exempt River Inlet .25

Zoning/Use	HISTORIC VILLAGE SHORELAND LC
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/01/1987
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 33

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	200,000	50,000	100%		50,000
1.21	Acres-Road Frontage	3,000.00	3,630	100%		3,630
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
36	$/LF -Water Frontage	150.00	5,400	100%		5,400
0.36	Acres-Water Acreage	.00		100%		0
Total Acres 1.82		46,170.33 Per Acre		Land Total		84,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
School 14 Brick	1857	2236	C 100	238,536	Fair	54%	70%	100%	90,166
School 14 Brick	1857	2236	C 100	238,536	Fair	54%	70%	100%	90,166
Basement 12	1857	490	C 100	13,289	Fair	54%	70%	100%	5,023
Basement 12 P F	1857	1746	C 100	72,878	Fair	54%	70%	100%	27,548
							Outbuilding Total		212,903

Accpt Land 84,000 **Accepted Bldg** 213,000 **Total** 297,000

Map/Lot: U 3 17
Account: 2800 Card: 1 of 1 Location: 85 FRIENDSHIP RD

Neighborhood 38 Exempt Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 08/01/1962
Sale Price 750
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 38

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
2.00	# -Lot Imp PW/PS...	15,000.00	30,000	100%		30,000
0.46	Acres-Road Frontage	3,000.00	1,380	100%		1,380
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.71		82,225.35 Per Acre		Land Total		58,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Church 20	1840	2605	C 100	268,810	Avg.	62%	100%	100%	166,662
Basement 10	1840	2605	C 100	67,105	Avg.	62%	100%	100%	41,605
Steeple 20	1840	1	C 100	5,400	Avg.	62%	100%	100%	3,348
Pew 8	1840	43	C 100	24,080	Avg.	62%	100%	100%	14,930
Pulpit	1840	1	C 100	2,800	Avg.	62%	100%	100%	1,736
Organ Electric	1840	1	C 100	13,500	Avg.	62%	100%	100%	8,370
Bell 400LBS 27	1840	1	C 100	21,105	Avg.	62%	100%	100%	13,085
Bell Tower	1840	1	C 100	21,735	Avg.	62%	100%	100%	13,476
Stained Glass	1840	300	C 100	129,000	Avg.	62%	100%	100%	79,980
Shed	2006	120	E 100	900	Avg.	91%	100%	100%	819
							Outbuilding Total		344,011

Accpt Land 58,000 **Accepted Bldg** 344,000 **Total** 402,000

Map/Lot: U 3 17
Account: 2801 Card: 1 of 1 Location: 95 FRIENDSHIP RD

Neighborhood 38 Exempt Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 0 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 38

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,008 Sqft	Grade C 100	Base	93,536
Exterior	Wood 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	0
Fin. Basement Area	750 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,000
Heating	100% Electric	Cooling	0% None	Heat	-343
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,013

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	78,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1974	60	C 100	540	Avg.	71%	100%	100%	383
1,008 SFLA		78.19 = $/SFLA (4)					Outbuilding Total		383

Accpt Land 0 **Accepted Bldg** 79,000 **Total** 79,000

Map/Lot: U 3 19
Account: 2802 Card: 1 of 1 Location: 79 FRIENDSHIP RD

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/2002
Sale Price	83,039
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Baselot (Frct)	110,752	19,935	100%		19,935
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
Total Acres 0.18		194,083.33 Per Acre		Land Total		34,935

Dwelling Description

				Replacement Cost New	
Colonial	Two Story	1,039 Sqft	Grade C 100	Base	154,058
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	0	Economy	Standard	Average	Basic	155,938

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	62%	100%	100%	96,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1860	48	C 100	1,137	Avg.	62%	100%	100%	705
Deck	1860	80	C 100	720	Avg.	62%	100%	100%	446
2,078 SFLA		46.53 = $/SFLA (4)				Outbuilding Total			1,151

Accpt Land 35,000 **Accepted Bldg** 98,000 **Total** 133,000

Map/Lot: U 4 18
Account: 2803 Card: 1 of 1 Location: 875 MAIN ST

Neighborhood 26 Exempt Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Below Street
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	02/01/1964
Sale Price	2,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 26

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
0.21	Acres-Back Land	500.00	105	100%		105
Total Acres 0.46		108,923.91 Per Acre		Land Total		50,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 14	2001	572	B 100	62,185	Avg.	88%	100%	100%	54,723
Concrete Pits/Ga	2001	95	B 100	42,636	Avg.	88%	100%	100%	37,520
						Outbuilding Total			92,243

Accpt Land 50,000 **Accepted Bldg** 92,000 **Total** 142,000

Map/Lot: U 4 24
Account: 2804 Card: 1 of 1 Location: 860 MAIN ST

Neighborhood 26 Exempt Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	11/20/2017
Sale Price	47,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 12 0 0 Land Schedule 26

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Baselot (Frct)	171,583	25,738	100%		25,738
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.15		304,920.00 Per Acre		Land Total		45,738

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fellowship 10	1900	1952	C 100	117,842	Avg.	62%	100%	100%	73,062
Basement 8	1900	1952	C 100	48,156	Avg.	62%	100%	100%	29,857
Open Fr Porch	1900	70	C 100	1,658	Avg.	62%	100%	100%	1,028
							Outbuilding Total		103,947

Accpt Land 46,000 **Accepted Bldg** 104,000 **Total** 150,000

Map/Lot: U 4 25
Account: 2805 Card: 1 of 1 Location: 870 MAIN ST

Neighborhood 26 Exempt Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/1968
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 26

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
0.16	Acres-Road Frontage	3,000.00	480	100%		480
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.41		135,317.07 Per Acre		Land Total		55,480

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

Map/Lot: U 4 38
Account: 2806 Card: 1 of 1 Location: 181 JEFFERSON ST

Neighborhood 26 Exempt Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Rolling
Utilities Public WaterPublic Sewer
Street Paved

Reference 1 Al McKay 832-0430
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 8 0 0 Land Schedule 26

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.39	Acres-Road Frontage	3,000.00	1,170	100%		1,170
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.64		98,703.13 Per Acre		Land Total		63,170

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Basement 12 P F	1951	3384	C 100	141,248	Avg.	62%	100%	100%	87,574
Fellowship 14	1951	3384	C 100	231,364	Avg.	62%	100%	100%	143,446
Att Gar	1999	495	C 100	10,385	Avg.	87%	100%	100%	9,035
						Outbuilding Total			240,055

Accpt Land 63,000 **Accepted Bldg** 240,000 **Total** 303,000

Map/Lot: U 4 53
Account: 2807 Card: 1 of 1 Location: 12 GLIDDEN ST

Neighborhood 26 Exempt Dntn Bus .25

Zoning/Use	DOWNTOWN BUSINESS HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/1992
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 26

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	100%		30,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.28		161,035.71 Per Acre		Land Total		45,090

Accpt Land 45,000 **Accepted Bldg** 0 **Total** 45,000

Map/Lot: U 4 67
Account: 2808 Card: 1 of 1 Location: 76 SCHOOL ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	NoneNone
Street	Paved

Sale Data

Sale Date	02/10/2012
Sale Price	29,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
Total Acres 0.25		88,000.00 Per Acre			Land Total	22,000

Accpt Land	22,000	**Accepted Bldg**	0	**Total**	22,000

Map/Lot: U 4 63
Account: 2809 Card: 1 of 1 Location: 56 SCHOOL ST

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/1965
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 9
X Coordinate	0
Y Coordinate	0
Exemption(s)	2 0 0
Land Schedule	24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.92	Acres-Road Frontage	3,000.00	5,760	100%		5,760
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 2.42		21,801.65 Per Acre			Land Total	52,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 18	1900	9382	C 100	307,167	Fair	54%	50%	100%	82,935
Warehouse 16	1900	9382	C 100	295,814	Fair	54%	50%	100%	79,870
Entry	1900	352	C 100	12,320	Fair	54%	50%	100%	3,326
								Outbuilding Total	166,131

Accpt Land	53,000	**Accepted Bldg**	166,000	**Total**	219,000

Map/Lot: U 4 87
Account: 2810 Card: 1 of 1 Location: 1023 MAIN ST

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Reference 1	TOM HARTFORD 242-9994
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	10 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.95	Acres-Back Land	500.00	475	100%		475
Total Acres 1.45		15,500.00 Per Acre			Land Total	22,475

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: U 4 97
Account: 2811 Card: 1 of 2 Location: 941 MAIN ST

Neighborhood 38 Exempt Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	10/01/2002
Sale Price	160,000
Sale Type	Other
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 38

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	102,877	20,575	100%		20,575
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.20		202,875.00 Per Acre		Land Total		40,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Church 20	1824	3270	C 100	337,431	Fair	54%	100%	100%	182,213
Church 14	1824	100	C 100	8,818	Fair	54%	200%	100%	9,524
Church 8	1824	975	C 100	70,424	Fair	54%	100%	100%	38,029
Church 10	1824	140	C 100	10,900	Fair	54%	100%	100%	5,886
Basement 10 P F	1824	2925	C 100	115,976	Fair	54%	100%	100%	62,627
Steeple 40	1824	1	C 100	10,800	Fair	54%	100%	100%	5,832
Pew 9' Oak	1824	70	C 100	59,850	Fair	54%	100%	100%	32,319
Pulpit	1824	1	C 100	2,800	Fair	54%	100%	100%	1,512
Organ Per Rank	1824	19	C 100	146,300	Fair	54%	100%	100%	79,002
Deck	2013	50	C 100	450	Avg.	96%	100%	100%	432
							Outbuilding Total		417,376

Accpt Land	41,000	**Accepted Bldg**	417,000	**Total**	458,000

Neighborhood 38 Exempt Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	10/01/2002
Sale Price	160,000
Sale Type	Other
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 38

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bell 400LBS 27	1824	1	C 100	21,105	Fair	54%	100%	100%	11,397
Bell Tower	1824	1	C 100	21,735	Fair	54%	100%	100%	11,737
Stained Glass	1824	41	C 100	17,630	Fair	54%	100%	100%	9,520
							Outbuilding Total		32,654

Accpt Land 0 **Accepted Bldg** 33,000 **Total** 33,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	41,000	417,000	458,000	41,000	417,000	458,000
2	0	33,000	33,000	0	33,000	33,000
TOTAL	41,000	450,000	491,000	41,000	450,000	491,000

Map/Lot: U 4 102
Account: 2812 Card: 1 of 1 Location: 90 MARBLE AVE

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way
Reference 1	TOM HARTFORD 242-9994
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	10 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Baselot (Frct)	58,853.45	19,422	100%		19,422
Total Acres 0.33		58,854.55 Per Acre			Land Total	19,422

Accpt Land	19,000	**Accepted Bldg**	0	**Total**	19,000

Map/Lot: U 4 124
Account: 2813 Card: 1 of 1 Location: 908 MAIN ST

Neighborhood 18 Hist Vill .25

Zoning/Use	HISTORIC VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	12/23/2013
Sale Price	220,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 18

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Baselot (Frct)	125,828	18,874	100%		18,874
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.15		292,493.33 Per Acre		Land Total		43,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 10	1855	1110	B 100	110,241	Good	68%	100%	100%	74,964
Office 10	1855	1110	B 100	110,241	Good	68%	100%	100%	74,964
Basement 10	1855	1110	B 100	37,744	Good	68%	100%	100%	25,666
Open Fr Porch	1855	24	B 100	750	Good	68%	100%	100%	510
Open Fr Porch	1855	154	B 100	4,814	Good	68%	100%	100%	3,274
								Outbuilding Total	179,378

Accpt Land	44,000	**Accepted Bldg**	179,000	**Total**	223,000

Map/Lot: U 5 11A
Account: 2814 Card: 1 of 1 Location: 1600 ATLANTIC HWY

Neighborhood 34 Exempt River Deep 2

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/01/1974
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 9
X Coordinate	0
Y Coordinate	0
Exemption(s)	2 0 0
Land Schedule	34

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	461,828	230,914	300%		692,742
4.73	Acres-Road Frontage	3,000.00	14,190	100%		14,190
3.14	Acres-Back Land	500.00	1,570	100%		1,570
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
10.00	# -Lot Imp Rd/P Lot	10,000.00	100,000	100%		100,000
Total Acres 8.37		98,387.34 Per Acre		Land Total		823,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Amb Station 12	1979	2400	B 100	212,351	Good	78%	100%	100%	165,634
Canopy	1979	200	B 100	2,323	Good	80%	100%	100%	1,858
Fire Station 14	1979	4940	B 100	472,953	Good	78%	100%	100%	368,903
Shed	1992	80	E 100	600	Good	87%	100%	100%	522
Town Office 8	2001	6900	B 100	815,257	Good	90%	100%	100%	733,731
							Outbuilding Total		1,270,648

Accpt Land	824,000	**Accepted Bldg**	1,271,000	**Total**	2,095,000

Map/Lot: U 5 30
Account: 2815 Card: 1 of 1 Location: 45 PHILBROOK LN

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1935
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	9 9 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	2 0 0	Land Schedule	24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,000.00	44,000	100%		44,000
2.05	Acres-Road Frontage	3,000.00	6,150	100%		6,150
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 4.05		21,024.69 Per Acre		Land Total		85,150

Accpt Land	85,000	**Accepted Bldg**	0	**Total**	85,000

Map/Lot: U 5 38
Account: 2816 Card: 1 of 1 Location: 1164 MAIN ST

Neighborhood 38 Exempt Hist Vill .25

Zoning/Use HISTORIC VILLAGE
Topography Rolling
Utilities None
Street Paved

Sale Data

Sale Date	10/01/1972
Sale Price	12,750
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1 DAILY JUNE 17TH-SEPT 3 1-4
Reference 2 Susan Betts 832-5520
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 7 0 0 Land Schedule 38

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	88,000.00	22,000	100%		22,000
1.96	Acres-Road Frontage	3,000.00	5,880	100%		5,880
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.21		21,665.16 Per Acre			Land Total	47,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1900	1178	C 100	28,119	Avg.	62%	100%	100%	17,434
Shed	1900	400	C 100	4,000	Avg.	62%	100%	100%	2,480
Shed	1979	168	C 100	1,680	Avg.	74%	100%	100%	1,243
1.75 Barn	1979	1344	A 100	76,766	Avg.	74%	100%	100%	56,807
1.5 Shed	1900	520	C 100	6,604	Avg.	62%	100%	100%	4,094
Shed	1900	36	C 100	360	Avg.	62%	100%	100%	223
Shed	1990	432	C 100	4,320	Avg.	81%	100%	100%	3,499
Shed	2012	960	C 100	9,600	Avg.	95%	100%	100%	9,120
								Outbuilding Total	94,900

Accpt Land 48,000 **Accepted Bldg** 95,000 **Total** 143,000

Map/Lot: U 6 22
Account: 2817 Card: 1 of 1 Location: 41 OLD ROUTE 1

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	07/01/1992
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	46,644.58	21,457	100%		21,457
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.46		105,341.30 Per Acre		Land Total		48,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Church 12	1900	1380	E 100	85,439	Fair	54%	100%	100%	46,137
Basement 8 P F	1900	2100	E 100	59,818	Fair	54%	100%	100%	32,302
(U)Attic	1900	1380	E 100	9,315	Fair	54%	100%	100%	5,030
Entry	1900	96	E 100	2,520	Fair	54%	100%	100%	1,361
Deck	1900	72	E 100	486	Fair	54%	100%	100%	262
Deck	2012	152	C 100	1,368	Avg.	95%	100%	100%	1,300
							Outbuilding Total		86,392

Accpt Land 48,000 **Accepted Bldg** 86,000 **Total** 134,000

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use	RURAL ROUTE 1 COM A
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/01/1987
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	9 9 9		
X Coordinate	0	Y Coordinate	0
Exemption(s)	1 0 0	Land Schedule	21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
84,480	$/LF -RailRoad Track	50.00	4,224,000	20%		844,800
12.00	Acres-Baselot (Frct)	9,185.59	110,227	100%		110,227
4.60	Acres-Road Frontage	3,000.00	13,800	100%		13,800
48.40	Acres-Back Land	500.00	24,200	100%		24,200
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
12.00	# -Lot Imp Rd/P Lot	10,000.00	120,000	100%		120,000
Total Acres 65.00		17,354.26 Per Acre		Land Total		1,128,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	1900	441	E 100	23,576	Poor	46%	100%	100%	10,845
Shed	1900	80	E 100	600	Poor	46%	100%	100%	276
						Outbuilding Total			11,121

Accpt Land	1,128,000	**Accepted Bldg**	11,000	**Total**	1,139,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	11/01/2000
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 27
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
0.34	Acres-Road Frontage	3,000.00	1,020	100%		1,020
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.84		63,119.05 Per Acre		Land Total		53,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Medical Clinic	2003	5786	C 100	553,026	Avg.	89%	100%	100%	492,193
Open Fr Porch	2001	36	C 100	852	Avg.	88%	100%	100%	750
(U)Basement	1960	1703	C 100	27,248	Avg.	62%	100%	100%	16,894
Deck	2003	260	C 100	2,340	Avg.	89%	100%	100%	2,083
							Outbuilding Total		511,920

Accpt Land 53,000 **Accepted Bldg** 512,000 **Total** 565,000

Map/Lot: U10 9
Account: 2820 Card: 1 of 1 Location: 145 KALERS CORNER ST

Neighborhood 24 Exempt village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date 03/01/1974
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.50	Acres-Baselot (Frct)	14,666.67	66,000	100%		66,000
5.67	Acres-Back Land	500.00	2,835	100%		2,835
2.00	# -Lot Imp PW/PS...	15,000.00	30,000	100%		30,000
15.00	# -Lot Imp Rd/P Lot	10,000.00	150,000	100%		150,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 10.17		24,959.19 Per Acre		Land Total		253,835

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
School 12 Brick	1956	8094	C 100	831,254	Good	68%	100%	100%	565,253
School 12 Brick	1976	4400	C 100	451,880	Good	77%	100%	100%	347,948
School 12 Brick	1986	3864	C 100	396,833	Good	82%	100%	100%	325,403
Gym 22 Brick	1986	15802	A 100	4,399,173	Good	82%	100%	100%	3,607,322
School 12 Brick	1993	10089	A 100	2,186,255	Good	86%	100%	100%	1,880,179
Open Fr Porch	1986	60	A 100	2,998	Good	84%	100%	100%	2,518
Open Fr Porch	1993	160	A 100	7,995	Good	87%	100%	100%	6,956
Open Fr Porch	1993	144	A 100	7,195	Good	87%	100%	100%	6,260
Office 8	1980	1520	C 100	108,346	Good	79%	100%	100%	85,593
Basement Crawl	1980	1520	C 100	14,060	Good	79%	100%	100%	11,107
								Outbuilding Total	6,838,539

Accpt Land 254,000 **Accepted Bldg** 6,839,000 **Total** 7,093,000

Map/Lot: U10 10
Account: 2821 Card: 1 of 1 Location: MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE SHORELAND LC
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	03/13/2009
Sale Price	367,200
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 5 5 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
34.00	# -Per Unit	12,000.00	408,000	100%		408,000
15.00	# -Per Unit	12,000.00	180,000	20%		36,000
6.92	Acres-Land Acreage	.00		100%		0
1.80	Acres-Wasteland/Bog	100.00	180	100%		180
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 8.72		51,511.47 Per Acre		Land Total		449,180

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1970	140	E 100	1,050	Avg.	68%	100%	100%	714
Shed	1993	252	C 100	2,520	Avg.	83%	100%	100%	2,092
						Outbuilding Total			2,806

Accpt Land 449,000 **Accepted Bldg** 3,000 **Total** 452,000

Map/Lot: U10 10- 4
Account: 2822 Card: 1 of 1 Location: 4 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/1993
Sale Price	17,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1994 TITAN 14 X 54
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X50	C 100	29,950	Avg.	51%	100%	100%	15,274
700 SFLA		134.42 = $/SFLA (4)				Outbuilding Total			15,274

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Map/Lot: U10 10- 9
Account: 2823 Card: 1 of 1 Location: 9 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/1993
Sale Price	17,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1994 TITAN 14 X 54 9-7-93
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X50	C 100	29,950	Poor	30%	50%	100%	4,492
Deck	2006	80	E 100	540	Poor	85%	100%	100%	459
Shed	2006	100	E 100	750	Poor	85%	100%	100%	638
700 SFLA		140.84 = $/SFLA (4)					Outbuilding Total		5,589

Accpt Land 0 **Accepted Bldg** 6,000 **Total** 6,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/1994
Sale Price	19,050
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1994 SKYLINE 14 X 52
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1994	14X48	A 100	35,904	Avg.	51%	100%	100%	18,311
672 SFLA		173.95 = $/SFLA (4)				Outbuilding Total			18,311

Accpt Land 0 **Accepted Bldg** 18,000 **Total** 18,000

Map/Lot: U10 10-14
Account: 2825 Card: 1 of 1 Location: 14 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	06/08/2018
Sale Price	10,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1988 CHAMPION 14 X 52
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Champion	M/H	1988	14X52	C 100	31,148	Poor	30%	100%	100%	9,344
Deck		1988	160	C 100	1,440	Poor	66%	100%	100%	950
Shed		1988	64	E 100	480	Poor	66%	100%	100%	317
728 SFLA			173.41 = $/SFLA (4)				Outbuilding Total			10,611

Accpt Land	0	**Accepted Bldg**	11,000	**Total**	11,000

Map/Lot: U10 10-13
Account: 2826 Card: 1 of 1 Location: 13 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/01/1993
Sale Price	21,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1994 TITAN 14 X 70
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
Shed	2007	80	E 100	600	Poor	86%	100%	100%	516
924 SFLA		153.74 = $/SFLA (4)					Outbuilding Total		16,330

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Map/Lot: U10 10-16
Account: 2827 Card: 1 of 1 Location: 16 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	04/03/2006
Sale Price	21,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 1994 TITAN 14 X 70 9-7-93
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
Shed	1994	64	E 100	480	Poor	72%	100%	100%	346
924 SFLA		170.85 = $/SFLA (4)				Outbuilding Total			16,160

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1994
Sale Price	21,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1994 TITAN 14 X 70
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
924 SFLA		187.97 = $/SFLA (4)				Outbuilding Total			15,814

Accpt Land	0	**Accepted Bldg**	16,000	**Total**	16,000

Name: JUNTURA, NATHANIAL
JUNTURA, JOHNNA

Map/Lot: U10 10-30
Account: 2831 Card: 1 of 1 Location: 30 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1993
Sale Price	17,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1994 TITAN 14 X 54
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X50	C 100	29,950	Fair	40%	100%	100%	11,980
Enclosed Fr Porch	2013	80	E 100	2,750	Avg.	96%	100%	100%	2,640
700 SFLA		132.51 = $/SFLA (4)				Outbuilding Total			14,620

Accpt Land	0	**Accepted Bldg**	15,000	**Total**	15,000

Map/Lot: U10 10-54
Account: 2832 Card: 1 of 1 Location: 54 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/1993
Sale Price	17,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1994 TITAN 14 X 54
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X50	C 100	29,950	Poor	30%	100%	100%	8,985
Deck	1994	96	E 100	648	Poor	72%	100%	100%	467
Shed	2015	96	E 100	720	Avg.	97%	100%	100%	698
700 SFLA		145.35 = $/SFLA (4)				Outbuilding Total			10,150

Accpt Land 0 **Accepted Bldg** 10,000 **Total** 10,000

Map/Lot: U10 11
Account: 2833 Card: 1 of 1 Location: 50 KALERS CORNER ST

Neighborhood 24 Exempt village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
Total Acres 0.90		25,777.78 Per Acre			Land Total	23,200

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: U10 12
Account: 2834 Card: 1 of 1 Location: 50 MILL ST

Neighborhood 24 Exempt village .5

Zoning/Use	VILLAGE SHORELAND GD
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	08/01/1978
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	JOHN BLODGETT 832-0540
Reference 2	
Tran/Land/Bldg	9 9 9
X Coordinate	0
Y Coordinate	0
Exemption(s)	8 0 0
Land Schedule	24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.00		63,500.00 Per Acre			Land Total	63,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fellowship 8	1982	3200	C 100	179,200	Avg.	76%	100%	100%	136,192
							Outbuilding Total		136,192

Accpt Land	64,000	**Accepted Bldg**	136,000	**Total**	200,000

Map/Lot: U10 15
Account: 2835 Card: 1 of 1 Location: 14 ELM ST

Neighborhood 24 Exempt village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Level
Utilities Public Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Baselot (Frct)	80,756.62	16,959	100%		16,959
Total Acres 0.21		80,757.14 Per Acre			Land Total	16,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	100	C 100	1,000	Avg.	62%	100%	100%	620
Shed	1900	44	C 100	440	Avg.	62%	100%	100%	273
							Outbuilding Total		893

Accpt Land 17,000 **Accepted Bldg** 900 **Total** 17,900

Map/Lot: U10 20
Account: 2836 Card: 1 of 1 Location: 110 MILL ST

Neighborhood 24 Exempt village .5

Zoning/Use VILLAGE SHORELAND LC
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	Acres-Baselot (Frct)	257,804	10,312	100%		10,312
Total Acres 0.04		257,800.00 Per Acre		Land Total		10,312

Accpt Land 10,000 **Accepted Bldg** 0 **Total** 10,000

Map/Lot: U10 28
Account: 2837 Card: 1 of 1 Location: 136 KALERS CORNER ST

Neighborhood 24 Exempt village .5

Zoning/Use VILLAGE
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	12/01/1953
Sale Price	1,250
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 24

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.99	Acres-Road Frontage	3,000.00	2,970	100%		2,970
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.49		43,604.03 Per Acre		Land Total		64,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1953	240	E 100	1,800	Avg.	62%	100%	100%	1,116
2 Shed	2003	280	C 100	4,536	Avg.	89%	100%	100%	4,037
Deck	2003	48	C 100	432	Avg.	89%	100%	100%	384
Fencing	2003	840	C 100	12,012	Avg.	89%	100%	100%	10,691
Open Shed	2005	160	C 100	1,280	Avg.	91%	200%	100%	2,330
							Outbuilding Total		18,558

Accpt Land 65,000 **Accepted Bldg** 19,000 **Total** 84,000

Map/Lot: U11 17
Account: 2838 Card: 1 of 1 Location: 1 PINE ST

Neighborhood 33 Exempt River Inlet .25

Zoning/Use HISTORIC VILLAGE SHORELAND LC
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 33

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	200,000	50,000	100%		50,000
0.16	Acres-Road Frontage	3,000.00	480	100%		480
Total Acres 0.41		123,121.95 Per Acre		Land Total		50,480

Accpt Land 50,000 **Accepted Bldg** 0 **Total** 50,000

Map/Lot: U11 19
Account: 2839 Card: 1 of 1 Location: 56 PINE ST

Neighborhood 33 Exempt River Inlet .25

Zoning/Use HISTORIC VILLAGE SHORELAND WDCMA
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 33

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	200,000	50,000	100%		50,000
355	$/LF -Water Frontage	150.00	53,250	100%		53,250
1.63	Acres-Water Acreage	.00		100%		0
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
Total Acres 1.88		70,877.66 Per Acre		Land Total		133,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pier	1987	1720	C 100	68,800	Avg.	79%	100%	100%	54,352
Ramp	2000	120	C 100	2,700	Avg.	87%	100%	100%	2,349
Float	2000	288	C 100	10,584	Avg.	87%	200%	100%	18,416
							Outbuilding Total		75,117

Accpt Land 133,000 **Accepted Bldg** 75,000 **Total** 208,000

Map/Lot: U12 19
Account: 2840 Card: 1 of 1 Location: 177 WINSLOWS MILLS RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1 TOM HARTFORD 242-9994
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
Total Acres 2.90		7,827.59 Per Acre			Land Total	22,700

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: U13 10
Account: 2841 Card: 1 of 1 Location: 931 WINSLOWS MILLS RD

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS WELLHEAD
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/08/2012
Sale Price	40,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 5 5 18
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Baselot (Frct)	30,372.90	22,172	100%		22,172
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.73		64,619.18 Per Acre		Land Total		47,172

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1900	1800	E 100	74,830	Fair	54%	20%	100%	8,082
2nd Floor Fin	1900	1800	E 100	71,847	Fair	54%	20%	100%	7,759
Shed	1900	160	E 100	1,200	Fair	54%	100%	100%	648
Deck	1900	100	E 100	675	Fair	54%	100%	100%	364
							Outbuilding Total		16,853

Accpt Land 47,000 **Accepted Bldg** 17,000 **Total** 64,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/13/2008
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.72	Acres-Road Frontage	3,000.00	8,160	100%		8,160
1.63	Acres-Wasteland/Bog	100.00	163	100%		163
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.35		7,609.92 Per Acre			Land Total	48,323

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 110	Base	153,240
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,052
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
1997	0	Standard	Standard	Average	Basic	156,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	134,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1997	224	C 110	2,218	Avg.	86%	100%	100%	1,907
1,862 SFLA		72.19 = $/SFLA (4)					Outbuilding Total		1,907

Accpt Land	48,000	**Accepted Bldg**	136,000	**Total**	184,000

Map/Lot: R 1 60B
Account: 2843 Card: 1 of 1 Location: 1075 DUTCH NECK RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Baselot (Frct)	52,263.40	31,358	100%		31,358
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.60		85,596.67 Per Acre			Land Total	51,358

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fellowship 12	1900	884	C 100	56,585	Fair	54%	100%	100%	30,556
Deck	1900	42	C 100	378	Fair	54%	100%	100%	204
Deck	1900	42	C 100	378	Fair	54%	100%	100%	204
1 Fr	1900	264	C 100	14,050	Fair	54%	100%	100%	7,587
Church 16	1900	1116	C 100	104,692	Fair	54%	100%	100%	56,534
Steeple 20	1900	1	C 100	5,400	Fair	54%	100%	100%	2,916
Pew 8	1900	20	C 100	11,200	Fair	54%	100%	100%	6,048
Bell 400LBS 27	1900	1	C 100	21,105	Fair	54%	100%	100%	11,397
Bell Tower	1900	1	C 100	21,735	Fair	54%	100%	100%	11,737
								Outbuilding Total	127,183

Accpt Land 51,000 **Accepted Bldg** 127,000 **Total** 178,000

Map/Lot: R 1 60
Account: 2844 Card: 1 of 1 Location: 1073 DUTCH NECK RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1 RON MILLER 832-4576
Reference 2
Tran/Land/Bldg 9 9 99
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Baselot (Frct)	29,173.47	40,259	100%		40,259
Total Acres 1.38		29,173.19 Per Acre			Land Total	40,259

Accpt Land	40,000	**Accepted Bldg**	0	**Total**	40,000

Map/Lot: R19 18C
Account: 2845 Card: 1 of 1 Location: 50 BLUE HERON LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date 10/01/1968
Sale Price 0
Sale Type
Financing
Verified
Validity

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.61	Acres-Back Land	500.00	5,305	100%		5,305
Total Acres 12.61		1,848.14 Per Acre		Land Total		23,305

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: R 1 1A
Account: 2846 Card: 1 of 1 Location: 89 BEDROCK POINT RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 99
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R 1 79
Account: 2847 Card: 1 of 1 Location: 1460 DUTCH NECK RD

Neighborhood 36 Exempt River Tidal 2

Zoning/Use	SHORELAND WDCMA RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	07/01/1965
Sale Price	7,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 99
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 36

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
1,400	$/LF -Water Frontage	150.00	210,000	100%		210,000
14.00	Acres-Water Acreage	.00		100%		0
2.30	Acres-Road Frontage	3,000.00	6,900	100%		6,900
1.70	Acres-Back Land	500.00	850	100%		850
20.00	R/W -Right of Way	10,000.00	200,000	100%		200,000
5.00	# -Lot Imp Rd/P Lot	10,000.00	50,000	100%		50,000
Total Acres 20.00		30,887.50 Per Acre		Land Total		617,750

Accpt Land 618,000 **Accepted Bldg** 0 **Total** 618,000

Map/Lot: R 1 85
Account: 2848 Card: 1 of 1 Location: 1540 DUTCH NECK RD

Neighborhood 36 Exempt River Tidal 2

Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Rolling
Utilities	None
Street	Paved

Reference 1			
Reference 2			
Tran/Land/Bldg	9 9 9		
X Coordinate	0	Y Coordinate	0
Exemption(s)	6 0 0	Land Schedule	36

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
150	$/LF -Water Frontage	150.00	22,500	100%		22,500
1.50	Acres-Water Acreage	.00		100%		0
3.35	Acres-Road Frontage	3,000.00	10,050	100%		10,050
4.15	Acres-Back Land	500.00	2,075	100%		2,075
Total Acres 11.00		16,784.09 Per Acre		Land Total		184,625

Dwelling Description **Replacement Cost New**

Ranch	One Story	288 Sqft	Grade SC100	Base	36,283
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-1,629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-432
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	None	None	Poor	Basic	32,107

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	46%	100%	100%	14,769

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Enclosed Fr Porch	1960	108	SC100	3,712	Poor	46%	100%	100%	1,708
288 SFLA		51.28 = $/SFLA (4)					Outbuilding Total		1,708

Accpt Land	185,000	Accepted Bldg	16,000	Total	201,000

Map/Lot: R10 13
Account: 2849 Card: 1 of 1 Location: 2971 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use	RESIDENTIAL SHORELAND BL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2001
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	70%		52,500
150	$/LF -Water Frontage	150.00	22,500	70%		15,750
1.50	Acres-Water Acreage	.00		100%		0
0.70	Acres-Road Frontage	3,000.00	2,100	100%		2,100
25.80	Acres-Back Land	500.00	12,900	100%		12,900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 30.00		3,441.67 Per Acre			Land Total	103,250

Dwelling Description **Replacement Cost New**

Colonial	Two Story	864 Sqft	Grade D 100	Base	112,200
Exterior	Board & Batton	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	-2,736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,134
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,629
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	Standard	Standard	Average	Basic	110,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	80%	100%	80,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Ramp	2006	100	C 100	2,250	Avg.	91%	100%	100%	2,048
Float	2006	48	C 100	1,764	Avg.	91%	100%	100%	1,605
Deck	2005	48	D 100	363	Avg.	91%	100%	100%	330
Deck	2005	112	D 100	847	Avg.	91%	100%	100%	771
Deck	2005	80	D 100	605	Avg.	91%	100%	100%	551
1,728 SFLA		46.75 = $/SFLA (4)					Outbuilding Total		5,305

Accpt Land 103,000 **Accepted Bldg** 86,000 **Total** 189,000

Map/Lot: R 2 5
Account: 2850 Card: 1 of 1 Location: 1100 BREMEN RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Baselot (Frct)	60,223.54	29,510	100%		29,510
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.49		101,040.82 Per Acre		Land Total		49,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fellowship 8	1935	1292	C 100	72,352	Avg.	62%	100%	100%	44,858
Open Fr Porch	1935	28	C 100	663	Avg.	62%	100%	100%	411
						Outbuilding Total			45,269

Accpt Land 50,000 **Accepted Bldg** 45,000 **Total** 95,000

Map/Lot: R 2 17A
Account: 2851 Card: 1 of 1 Location: 1874 BREMEN RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R 2 22A
Account: 2852 Card: 1 of 1 Location: 172 DUTCH NECK RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL SHORELAND LR
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	918,129	9,181	50%		4,591
Total Acres 0.01		459,100.00 Per Acre			Land Total	4,591

Accpt Land 5,000 **Accepted Bldg** 0 **Total** 5,000

Map/Lot: R 2 29A
Account: 2853 Card: 1 of 1 Location: 80 GROSS NECK RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Baselot (Frct)	197,212	17.749	50%		8,875
Total Acres 0.09		98,611.11 Per Acre			Land Total	8,875

Accpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Map/Lot: R 2 62A
Account: 2854 Card: 1 of 1 Location: 581 DUTCH NECK RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	24,222.15	43,600	100%		43,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.80		38,111.11 Per Acre		Land Total		68,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fellowship 8	1986	1120	C 110	68,992	Avg.	79%	100%	100%	54,504
						Outbuilding Total			54,504

Accpt Land 69,000 **Accepted Bldg** 55,000 **Total** 124,000

Map/Lot: R 3 14
Account: 2855 Card: 1 of 1 Location: 119 GENTHNER RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	38,583.84	9,646	100%		9,646
Total Acres 0.25		38,584.00 Per Acre			Land Total	9,646

Accpt Land 10,000 **Accepted Bldg** 0 **Total** 10,000

Map/Lot: R 3 18
Account: 2856 Card: 1 of 1 Location: 261 GENTHNER RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R 3 23B
Account: 2857 Card: 1 of 1 Location: 374 GENTHNER RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	10 0 0
Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Baselot (Frct)	116.417	6.985	100%		6.985
Total Acres 0.06		116,416.67 Per Acre			Land Total	6,985

Accpt Land	7,000	**Accepted Bldg**	0	**Total**	7,000

Map/Lot: R 3 38
Account: 2858 Card: 1 of 1 Location: 175 SPRAGUE RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R 3 45
Account: 2859 Card: 1 of 1 Location: 491 DUCKPUDDLE RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	10 0 0
Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	408,057	4,081	100%		4,081
Total Acres 0.01		408,100.00 Per Acre			Land Total	4,081

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R 3 51
Account: 2860 Card: 1 of 1 Location: 120 DUCKPUDDLE RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	10 0 0
Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	408,057	4,081	100%		4,081
Total Acres 0.01		408,100.00 Per Acre			Land Total	4,081

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/01/1994
Sale Price	1,000
Sale Type	Land Only
Financing	Private Finance
Verified	Buyer
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.36	Acres-Back Land	500.00	180	50%		90
Total Acres 2.36		7,665.25 Per Acre		Land Total		18,090

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R 4 22
Account: 2862 Card: 1 of 1 Location: 723 ATLANTIC HWY

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
9.10	Acres-Road Frontage	3,000.00	27,300	100%		27,300
42.40	Acres-Back Land	500.00	21,200	100%		21,200
4.00	Acres-Wasteland/Bog	100.00	400	100%		400
Total Acres 57.50		1,198.26 Per Acre			Land Total	68,900

Accpt Land 69,000 **Accepted Bldg** 0 **Total** 69,000

Map/Lot: R 5 6
Account: 2863 Card: 1 of 1 Location: 235 BREMEN RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Above Street
Utilities None
Street Paved

Reference 1 FREDDY STORER 832-5241
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
8.50	Acres-Back Land	500.00	4,250	100%		4,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 10.50		8,023.81 Per Acre		Land Total		84,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Church 16	1773	1873	C 100	175,706	Avg.	62%	100%	100%	108,938
						Outbuilding Total			108,938

Accpt Land 84,000 **Accepted Bldg** 109,000 **Total** 193,000

Map/Lot: R 5 57A
Account: 2864 Card: 1 of 1 Location: 136 OLD COUNTY RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R 5 55A
Account: 2865 Card: 1 of 1 Location: 825 BREMEN RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Baselot (Frct)	152,456	19,819	100%		19,819
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.13		306,300.00 Per Acre		Land Total		39,819

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Church 12	0	960	C 100	79,248	Fair	54%	100%	100%	42,794
3 Fr	0	64	C 100	7,766	Fair	54%	100%	100%	4,194
Steeple 20	0	1	C 100	5,400	Fair	54%	100%	100%	2,916
Pew 8	0	20	C 100	11,200	Fair	54%	100%	100%	6,048
Bell 400LBS 27	0	1	C 100	21,105	Fair	54%	100%	100%	11,397
Bell Tower	0	1	C 100	21,735	Fair	54%	100%	100%	11,737
Deck	1990	88	C 100	792	Avg.	81%	100%	100%	642
Deck	2010	298	C 100	2,682	Avg.	94%	100%	100%	2,521
Shed	2012	64	C 100	640	Avg.	95%	100%	100%	608
						Outbuilding Total			82,857

Accpt Land 40,000 **Accepted Bldg** 83,000 **Total** 123,000

Map/Lot: R 6 3A
Account: 2866 Card: 1 of 1 Location: 161 DEPOT ST

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R 6 21
Account: 2867 Card: 1 of 1 Location: 263 OLD ROUTE 1

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	16,245.05	16,245	20%		3,249
2.00	Acres-Under Water	.00		100%		0
Total Acres 3.00		1,083.00 Per Acre		Land Total		3,249

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: R 7 1
Account: 2868 Card: 1 of 1 Location: 561 FRIENDSHIP RD

Neighborhood 36 Exempt River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 36

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	91,731.48	137,597	20%		27,519
124	$/LF -Water Frontage	150.00	18,600	20%		3,720
Total Acres 1.50		20,826.00 Per Acre			Land Total	31,239

Accpt Land 31,000 **Accepted Bldg** 0 **Total** 31,000

Map/Lot: R 7 11
Account: 2869 Card: 1 of 1 Location: 865 FRIENDSHIP RD

Neighborhood 36 Exempt River Tidal 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 36

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
400	$/LF -Water Frontage	150.00	60,000	100%		60,000
4.00	Acres-Water Acreage	.00		100%		0
4.40	Acres-Road Frontage	3,000.00	13,200	100%		13,200
9.60	Acres-Back Land	500.00	4,800	100%		4,800
Total Acres 20.00		11,400.00 Per Acre		Land Total		228,000

Accpt Land 228,000 **Accepted Bldg** 0 **Total** 228,000

Map/Lot: R 7 34
Account: 2870 Card: 1 of 1 Location: 1210 FRIENDSHIP RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Paved

Reference 1 J SURRAN PYNE 832-4944
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	80%		36,000
0.69	Acres-Road Frontage	3,000.00	2,070	100%		2,070
0.31	Acres-Back Land	500.00	155	100%		155
Total Acres 3.00		12,741.67 Per Acre			Land Total	38,225

Accpt Land 38,000 **Accepted Bldg** 0 **Total** 38,000

Map/Lot: R 7 40A
Account: 2871 Card: 1 of 1 Location: 275 GLENHURST LN

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	918,129	9,181	50%		4,591
Total Acres 0.01		459,100.00 Per Acre			Land Total	4,591

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R 8 14A
Account: 2872 Card: 1 of 1 Location: 337 MAYO RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	918,129	9,181	50%		4,591
Total Acres 0.01		459,100.00 Per Acre			Land Total	4,591

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R 8 38A
Account: 2873 Card: 1 of 1 Location: 2405 FRIENDSHIP RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Baselot (Frct)	30,418.88	39,545	50%		19,772
Total Acres 1.30		15,209.23 Per Acre			Land Total	19,772

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Map/Lot: R 8 45A
Account: 2874 Card: 1 of 1 Location: 2565 FRIENDSHIP RD

Neighborhood 39 Exempt Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 39

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	612,086	6,121	100%		6,121
Total Acres 0.01		612,100.00 Per Acre			Land Total	6,121

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Map/Lot: R 8 49A
Account: 2875 Card: 1 of 1 Location: 2626 FRIENDSHIP RD

Neighborhood 39 Exempt Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 39

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Baselot (Frct)	131,475	11,833	100%		11,833
Total Acres 0.09		131,477.78 Per Acre			Land Total	11,833

Accpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Map/Lot: R 8 59A
Account: 2876 Card: 1 of 1 Location: 2754 FRIENDSHIP RD

Neighborhood 39 Exempt Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 39

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	70,326.07	15,472	100%		15,472
Total Acres 0.22		70,327.27 Per Acre			Land Total	15,472

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Map/Lot: R 9 33A
Account: 2877 Card: 1 of 1 Location: 1020 BACK COVE RD

Neighborhood 36 Exempt River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1 TOM HARTFORD 242-9994
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 36

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Baselot (Frct)	187,545	101,275	20%		20,255
Total Acres 0.54		37,509.26 Per Acre			Land Total	20,255

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Map/Lot: R 9 25A
Account: 2878 Card: 1 of 1 Location: 803 BACK COVE RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	918,129	9,181	50%		4,591
Total Acres 0.01		459,100.00 Per Acre			Land Total	4,591

Accpt Land 5,000 **Accepted Bldg** 0 **Total** 5,000

Map/Lot: R10 7A
Account: 2879 Card: 1 of 1 Location: 2879 FRIENDSHIP RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	918,129	9,181	50%		4,591
Total Acres 0.01		459,100.00 Per Acre			Land Total	4,591

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R10 9B
Account: 2880 Card: 1 of 1 Location: 2902 FRIENDSHIP RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	918,129	9,181	50%		4,591
Total Acres 0.01		459,100.00 Per Acre			Land Total	4,591

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R10 9C
Account: 2881 Card: 1 of 1 Location: 2934 FRIENDSHIP RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Name: CASTNER, RICHARD L
RICKERMANN, JANICE E

Map/Lot: R10 32
Account: 2882 Card: 1 of 1 Location: 3200 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	04/01/1949
Sale Price	100
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Baselot (Frct)	131,832	21,093	20%		4,219
Total Acres 0.16		26,368.75 Per Acre			Land Total	4,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fellowship 8	1900	680	E 100	28,560	Poor	46%	100%	100%	13,138
1 Fr	1900	216	E 100	8,622	Poor	46%	100%	100%	3,966
								Outbuilding Total	17,104

Accpt Land	4,000	**Accepted Bldg**	17,000	**Total**	21,000

Map/Lot: R10 48A
Account: 2883 Card: 1 of 1 Location: 3489 FRIENDSHIP RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	918,129	9,181	50%		4,591
Total Acres 0.01		459,100.00 Per Acre			Land Total	4,591

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R10 53
Account: 2884 Card: 1 of 1 Location: 3598 FRIENDSHIP RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R13 17
Account: 2885 Card: 1 of 1 Location: 1510 OLD ROUTE 1

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 1 0 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Baselot (Frct)	15,909.90	63,640	100%		63,640
7.15	Acres-Road Frontage	3,000.00	21,450	100%		21,450
0.56	Acres-Back Land	500.00	280	100%		280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 11.71		11,987.19 Per Acre		Land Total		140,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 14	1956	5120	C 100	273,766	Fair	54%	100%	100%	147,834
1.75 Barn	1956	1728	E 100	35,083	Fair	54%	100%	100%	18,945
6000 2WF	1988	1	C 100	20,800	Avg.	80%	100%	100%	16,640
Gar	1995	1260	C 100	31,349	Avg.	84%	100%	100%	26,333
Auto Repair 8	1997	1280	C 100	60,224	Avg.	86%	100%	100%	51,793
Shed	2002	80	E 100	600	Avg.	89%	100%	100%	534
Concrete Pad	2002	544	C 100	5,440	Avg.	89%	100%	100%	4,842
1000 2WF	2002	1	C 100	10,250	Avg.	89%	100%	100%	9,122
Concrete Pad	2002	216	C 100	2,160	Avg.	89%	100%	100%	1,922
10000 2WF	2002	3	C 100	73,950	Avg.	89%	100%	100%	65,816
								Outbuilding Total	343,781

Accpt Land 140,000 **Accepted Bldg** 344,000 **Total** 484,000

Map/Lot: R13 38
Account: 2886 Card: 1 of 1 Location: 444 GOSHEN RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Reference 1	TOM HARTFORD 242-9994
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	10 0 0
Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	17,488.45	15,740	100%		15,740
Total Acres 0.90		17,488.89 Per Acre			Land Total	15,740

Accpt Land	16,000	**Accepted Bldg**	0	**Total**	16,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	03/01/1995
Sale Price	500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Baselot (Frct)	15,739.60	14,166	50%		7,083
Total Acres 0.90		7,870.00 Per Acre			Land Total	7,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Shed	1900	384	E 100	4,666	Poor	46%	100%	100%	2,146
							Outbuilding Total		2,146

Accpt Land 7,000 **Accepted Bldg** 2,000 **Total** 9,000

Map/Lot: R14 34
Account: 2888 Card: 1 of 4 Location: 320 MANKTOWN RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Baselot (Frct)	7,071.07	28,284	100%		28,284
37.42	Acres-Road Frontage	3,000.00	112,260	100%		112,260
43.85	Acres-Back Land	500.00	21,925	100%		21,925
10.00	# -Lot Imp Well/Sep	20,000.00	200,000	100%		200,000
100.00	# -Lot Imp Rd/P Lot	10,000.00	1,000,000	100%		1,000,000
2.00	# -Site Plan Review	5,000.00	10,000	100%		10,000
Total Acres 85.27		16,095.57 Per Acre		Land Total		1,372,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
School 12 Brick	1968	64874	B 100	8,794,579	Avg.	67%	100%	100%	5,892,368
Gym 22 Brick	1968	11960	B 100	2,082,963	Avg.	67%	100%	100%	1,395,585
Shop 22 Brick	1968	11105	B 100	1,511,449	Avg.	67%	100%	100%	1,012,671
Open Fr Porch	1968	240	B 100	7,502	Avg.	67%	100%	100%	5,026
Open Fr Porch	1968	600	B 100	18,755	Avg.	67%	100%	100%	12,566
Open Fr Porch	1968	200	B 100	6,252	Avg.	67%	100%	100%	4,189
Gar	1968	1560	C 100	38,813	Avg.	67%	100%	100%	26,005
Shed	1968	96	C 100	960	Avg.	67%	400%	100%	2,572
Shed	1968	48	C 100	480	Avg.	67%	200%	100%	644
Shed	1968	231	C 100	2,310	Avg.	67%	100%	100%	1,548
							Outbuilding Total		8,353,174

Accpt Land 1,372,000 **Accepted Bldg** 8,353,000 **Total** 9,725,000

Map/Lot: R14 34
Account: 2888 Card: 2 of 4 Location: 320 MANKTOWN RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 22

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Mobile Class Rooms	1990	1680	C 100	33,600	Avg.	81%	100%	100%	27,216
Gar	2000	1232	C 100	30,652	Avg.	87%	100%	100%	26,667
Mobile Class Rooms	1990	1680	C 100	33,600	Avg.	81%	100%	100%	27,216
Mobile Class Rooms	1997	1680	C 100	33,600	Avg.	86%	100%	100%	28,896
Mobile Class Rooms	1998	1456	C 100	29,120	Avg.	86%	100%	100%	25,043
Deck	1998	800	C 100	7,200	Avg.	86%	100%	100%	6,192
1000 2WF	1968	1	C 100	10,250	Avg.	67%	100%	100%	6,868
Shed	2000	96	E 100	720	Fair	83%	200%	100%	1,196
Canopy	2013	100	C 100	880	Avg.	96%	100%	100%	845
Canopy	2013	168	C 100	1,478	Avg.	96%	100%	100%	1,419
							Outbuilding Total		151,558

Accpt Land 0 **Accepted Bldg** 152,000 **Total** 152,000

Map/Lot: R14 34
Account: 2888 Card: 3 of 4 Location: 320 MANKTOWN RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 22

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Mobile Class Rooms	1968	1804	C 100	36,080	Avg.	67%	100%	100%	24,174
Shed	1968	48	C 100	480	Avg.	67%	100%	100%	322
Green House Framed	1968	2600	C 100	50,986	Avg.	67%	100%	100%	34,161
Quonset Metal	1968	2500	C 100	38,375	Avg.	67%	100%	100%	25,711
Shed	1968	800	C 100	8,000	Avg.	67%	100%	100%	5,360
Green House Framed	1999	1800	C 100	35,298	Avg.	87%	100%	100%	30,709
Green House Framed	1999	640	C 100	12,550	Avg.	87%	100%	100%	10,918
Mobile Class Rooms	2000	1680	C 100	33,600	Avg.	87%	100%	100%	29,232
Deck	2000	165	C 100	1,485	Avg.	87%	100%	100%	1,292
Open Shed	2000	216	C 100	1,728	Avg.	87%	200%	100%	3,006
							Outbuilding Total		164,885

Accpt Land 0 **Accepted Bldg** 165,000 **Total** 165,000

Map/Lot: R14 34
Account: 2888 Card: 4 of 4 Location: 320 MANKTOWN RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 22

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
School 18 Brick	2007	18792	A 100	4,506,747	Good	94%	100%	100%	4,236,342
School 18 Brick	2007	1512	A 100	362,612	Good	94%	100%	100%	340,855
School 18 Brick	2007	1368	A 100	328,078	Good	94%	100%	100%	308,393
Gym 18 Brick	2007	15680	A 100	4,079,025	Good	94%	100%	100%	3,834,284
Open Fr Porch	2007	320	A 100	15,990	Good	94%	100%	100%	15,031
Open Fr Porch	2007	308	A 100	15,388	Good	94%	100%	100%	14,465
Generator 100 KW	2007	1	A 100	97,060	Good	94%	100%	100%	91,236
10000 2WF	2007	1	A 100	52,012	Good	94%	100%	100%	48,891
Elevator Pass Ele	2007	1	A 100	169,328	Good	94%	100%	100%	159,168
Tennis Court	2007	19200	A 100	121,536	Good	94%	100%	100%	114,244
							Outbuilding Total		9,162,909

Accpt Land 0 **Accepted Bldg** 9,163,000 **Total** 9,163,000

Map/Lot: R14 34
Account: 2888 Location: 320 MANKTOWN RD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	1,372,000	8,353,000	9,725,000	1,372,000	8,353,000	9,725,000
2	0	152,000	152,000	0	152,000	152,000
3	0	165,000	165,000	0	165,000	165,000
4	0	9,163,000	9,163,000	0	9,163,000	9,163,000
TOTAL	1,372,000	17,833,000	19,205,000	1,372,000	17,833,000	19,205,000

Map/Lot: R15 19A
Account: 2889 Card: 1 of 1 Location: 1099 WASHINGTON RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R15 42
Account: 2890 Card: 1 of 1 Location: 727 WASHINGTON RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1 ALLEN BENNER 832-5220
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.62	Acres-Back Land	500.00	310	100%		310
Total Acres 2.62		7,751.91 Per Acre			Land Total	20,310

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Map/Lot: R15 43
Account: 2891 Card: 1 of 1 Location: 649 WASHINGTON RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1 Dot Sprague
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
0.78	Acres-Back Land	500.00	390	100%		390
Total Acres 3.78		6,187.83 Per Acre			Land Total	23,390

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: R15 45
Account: 2892 Card: 1 of 1 Location: 549 WASHINGTON RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1 MICHAEL HALL 832-5541
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.70	Acres-Road Frontage	3,000.00	8,100	100%		8,100
Total Acres 4.70		5,978.72 Per Acre			Land Total	28,100

Accpt Land 28,000 **Accepted Bldg** 0 **Total** 28,000

Map/Lot: R16 16
Account: 2893 Card: 1 of 1 Location: 611 WINSLOWS MILLS RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Reference 1			
Reference 2			
Tran/Land/Bldg	9 9 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	10 0 0	Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	408,057	4,081	100%		4,081
Total Acres 0.01		408,100.00 Per Acre			Land Total	4,081

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R16 29A
Account: 2894 Card: 1 of 1 Location: 668 DEPOT ST

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	10 0 0
Land Schedule	23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R16 39C
Account: 2895 Card: 1 of 1 Location: 1410 WINSLOWS MILLS RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use SHORELAND RP SHORELAND LR
Topography Level
Utilities None
Street Paved

Reference 1 TOM HARTFORD 242-9994
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Baselot (Frct)	251,189	5,024	100%		5,024
Total Acres 0.02		251,200.00 Per Acre			Land Total	5,024

Accpt Land 5,000 **Accepted Bldg** 0 **Total** 5,000

Map/Lot: R16 30
Account: 2896 Card: 1 of 1 Location: 196 CROSS ST

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use WELLHEAD PROTECTION
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Baselot (Frct)	27,976.32	12,869	100%		12,869
Total Acres 0.46		27,976.09 Per Acre			Land Total	12,869

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fellowship 10	1900	1516	E 100	68,641	Fair	54%	100%	100%	37,066
(U)Attic	1900	988	E 100	6,669	Fair	54%	100%	100%	3,601
								Outbuilding Total	40,667

Accpt Land 13,000 **Accepted Bldg** 41,000 **Total** 54,000

Map/Lot: R16 62A
Account: 2897 Card: 1 of 1 Location: 574 N NOBLEBORO RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 7 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.15	Acres-Road Frontage	3,000.00	3,450	100%		3,450
4.03	Acres-Back Land	500.00	2,015	100%		2,015
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
6.00	# -Lot Imp Rd/P Lot	10,000.00	60,000	100%		60,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 7.18		17,056.41 Per Acre		Land Total		122,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
School 8 Wood	1983	6292	E 100	435,941	Fair	72%	100%	100%	313,878
School 8 Wood	1995	4320	E 100	299,312	Fair	81%	200%	100%	484,886
Entry	1996	144	E 100	3,780	Fair	80%	100%	100%	3,024
School 8 Wood	1993	1104	E 100	76,491	Fair	79%	100%	100%	60,428
Shed	1988	120	E 100	900	Fair	73%	100%	100%	657
School 8 Wood	2005	2160	E 100	149,656	Fair	88%	200%	100%	263,394
Entry	2014	1012	E 100	26,565	Avg.	96%	100%	100%	25,502
Open Fr Porch	2014	336	E 100	5,967	Avg.	96%	100%	100%	5,728
Open Fr Porch	2015	108	E 100	1,918	Avg.	97%	100%	100%	1,860
School Gym 16 Metal	2015	9282	E 100	348,075	Avg.	97%	100%	100%	337,633
								Outbuilding Total	1,496,990

Accpt Land 122,000 **Accepted Bldg** 1,497,000 **Total** 1,619,000

Map/Lot: R16 64
Account: 2898 Card: 1 of 1 Location: 687 N NOBLEBORO RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	10 0 0
Land Schedule	23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R16 67
Account: 2899 Card: 1 of 1 Location: 686 N NOBLEBORO RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use SHORELAND LR
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R17 2
Account: 2900 Card: 1 of 1 Location: 1400 WAGNER BRIDGE RD

Neighborhood 40 Exempt Industrial 2

Zoning/Use WELLHEAD PROTECTION SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 40

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
28.00	Acres-Back Land	500.00	14,000	100%		14,000
16.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
4.00	# -Lot Imp Rd/P Lot	10,000.00	40,000	100%		40,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 56.00		2,839.29 Per Acre		Land Total		159,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 16	2004	18000	C 100	1,000,800	Avg.	90%	100%	100%	900,720
Open Shed	1978	1200	E 100	7,200	Poor	55%	100%	100%	3,960
Salt/Sand Shed..	1999	9120	C 100	228,000	Avg.	87%	100%	100%	198,360
							Outbuilding Total		1,103,040

Accpt Land 159,000 **Accepted Bldg** 1,103,000 **Total** 1,262,000

Map/Lot: R17 16A
Account: 2901 Card: 1 of 1 Location: 1901 WAGNER BRIDGE RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use SHORELAND LR
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R17 23
Account: 2902 Card: 1 of 1 Location: 2410 WINSLOWS MILLS RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	None
Street	Paved
Reference 1	TOM HARTFORD 242-9994
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	10 0 0
Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.49	Acres-Baselot (Frct)	12,288.27	18,310	100%		18,310
Total Acres 1.49		12,288.59 Per Acre			Land Total	18,310

Accpt Land	18,000	**Accepted Bldg**	0	**Total**	18,000

Map/Lot: R17 31
Account: 2903 Card: 1 of 1 Location: 2255 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/05/2013
Sale Price	114,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Baselot (Frct)	16,715.95	16,047	100%		16,047
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.96		37,548.96 Per Acre		Land Total		36,047

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,200 Sqft	Grade C 100	Base	105,578
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-9,048
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,788
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2010	Standard	Standard	Average	Open	104,863

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	83,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2012	48	C 100	432	Avg.	95%	100%	100%	410
Gar	2013	832	C 100	20,700	Avg.	96%	100%	100%	19,872
Canopy	2013	104	C 100	915	Avg.	96%	100%	100%	878
1 Fr	2014	313	C 100	16,658	Avg.	96%	100%	100%	15,992
Open Fr Porch	2014	65	C 100	1,539	Avg.	96%	100%	100%	1,477
1,200 SFLA		69.91 = $/SFLA (4)				Outbuilding Total			38,629

Accpt Land 36,000 **Accepted Bldg** 123,000 **Total** 159,000

Map/Lot: R17 30A
Account: 2904 Card: 1 of 1 Location: 2294 WINSLOWS MILLS RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R17 54B
Account: 2905 Card: 1 of 1 Location: 1590 WINSLOWS MILLS RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Baselot (Frct)	56,157.37	9,547	100%		9,547
Total Acres 0.17		56,158.82 Per Acre			Land Total	9,547

Accpt Land 10,000 **Accepted Bldg** 0 **Total** 10,000

Map/Lot: R17 65
Account: 2906 Card: 1 of 1 Location: 885 N NOBLEBORO RD

Neighborhood 40 Exempt Industrial 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1975
Sale Price	23,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 40

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
58.39	Acres-Back Land	500.00	29,195	100%		29,195
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
30.00	# -Lot Imp Rd/P Lot	10,000.00	300,000	100%		300,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 60.39		6,693.08 Per Acre		Land Total		404,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Transfer Station	1988	846	C 100	42,723	Avg.	80%	100%	100%	34,178
Shed	1988	256	E 100	1,920	Avg.	80%	100%	100%	1,536
Shed	1988	80	E 100	600	Avg.	80%	100%	100%	480
Gar	2006	720	C 100	17,914	Avg.	91%	100%	100%	16,302
Canopy	2006	180	C 100	1,584	Avg.	91%	100%	100%	1,441
Scale 100 Ton	2015	1140	A 100	105,975	Avg.	97%	100%	100%	102,796
Shed	2015	72	C 100	720	Avg.	97%	100%	100%	698
							Outbuilding Total		157,431

Accpt Land 404,000 **Accepted Bldg** 157,000 **Total** 561,000

Map/Lot: R18 4
Account: 2907 Card: 1 of 1 Location: 35 FEYLERS CORNER RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 9
X Coordinate	0
Y Coordinate	0
Exemption(s)	6 0 0
Land Schedule	22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Baselot (Frct)	50,118.72	10,024	100%		10,024
Total Acres 0.20		50,120.00 Per Acre			Land Total	10,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fellowship 8	1900	600	C 100	33,600	Avg.	62%	100%	100%	20,832
Shed	1900	280	C 100	2,800	Avg.	62%	100%	100%	1,736
Shed	1900	120	E 100	900	Avg.	62%	100%	100%	558
								Outbuilding Total	23,126

Accpt Land	10,000	**Accepted Bldg**	23,000	**Total**	33,000

Map/Lot: R18 23A
Account: 2908 Card: 1 of 1 Location: 149 HOAK RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R20 38B
Account: 2909 Card: 1 of 1 Location: 333 OLD AUGUSTA RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Paved

Reference 1	TOM HARTFORD 242-9994
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Baselot (Frct)	34,568.92	11,753	100%		11,753
Total Acres 0.34		34,567.65 Per Acre			Land Total	11,753

Accpt Land	12,000	**Accepted Bldg**	0	**Total**	12,000

Map/Lot: R21 5
Account: 2910 Card: 1 of 1 Location: 2200 WASHINGTON RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R21 40
Account: 2911 Card: 1 of 1 Location: 3008 WASHINGTON RD

Neighborhood 39 Exempt Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 39

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	100%		30,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 2.00		32,500.00 Per Acre		Land Total		65,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Church 20	1995	3360	C 100	346,718	Good	87%	100%	100%	301,645
Basement 8 F	1995	3360	C 100	172,301	Good	87%	100%	100%	149,902
Carport	1995	480	C 100	4,680	Good	88%	100%	100%	4,118
						Outbuilding Total			455,665

Accpt Land 65,000 **Accepted Bldg** 456,000 **Total** 521,000

Map/Lot: R22 1
Account: 2912 Card: 1 of 1 Location: 2506 WINSLOWS MILLS RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Baselot (Frct)	19,685.73	14,961	100%		14,961
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.76		52,580.26 Per Acre		Land Total		39,961

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Church 16	1900	1684	C 100	157,976	Fair	54%	100%	100%	85,307
Basement 8	1900	1684	C 100	41,544	Fair	54%	100%	100%	22,434
Fellowship 8	2007	960	C 100	53,760	Avg.	92%	100%	100%	49,459
							Outbuilding Total		157,200

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

Map/Lot: R22 31A
Account: 2913 Card: 1 of 1 Location: 350 ORFFS CORNER RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Baselot (Frct)	20,646.20	14,659	100%		14,659
Total Acres 0.71		20,646.48 Per Acre			Land Total	14,659

Accpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

Map/Lot: R23 9B
Account: 2914 Card: 1 of 1 Location: 3737 WASHINGTON RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1 TOM HARTFORD 242-9994
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R23 41B
Account: 2915 Card: 1 of 1 Location: 470 FLANDERS CORNER RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Gravel

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: R24 2
Account: 2916 Card: 1 of 1 Location: 1621 OLD AUGUSTA RD

Neighborhood 39 Exempt Rural Vill Bus 2

Zoning/Use RURAL VILLAGE BUSINESS
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 39

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Baselot (Frct)	114,245	12,567	20%		2,513
Total Acres 0.11		22,845.45 Per Acre			Land Total	2,513

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: R24 5A
Account: 2917 Card: 1 of 1 Location: 1515 OLD AUGUSTA RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R24 31B
Account: 2918 Card: 1 of 1 Location: 450 STORER MOUNTAIN RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use SHORELAND RP
Topography Level
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	367,251	3,673	100%		3,673
Total Acres 0.01		367,300.00 Per Acre			Land Total	3,673

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/29/2017
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.00	Acres-Road Frontage	3,000.00	15,000	100%		15,000
9.81	Acres-Back Land	500.00	4,905	100%		4,905
4.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.81		2,782.56 Per Acre		Land Total		57,905

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	1,073 Sqft	Grade C 100	Base	149,465
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,349
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	155,634

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	141,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2003	576	E 100	10,748	Avg.	89%	100%	100%	9,566
Shed	2005	100	E 100	750	Avg.	91%	100%	100%	682
Open Fr Porch	2006	296	C 100	7,009	Avg.	91%	100%	100%	6,378
Deck	2006	296	C 100	2,664	Avg.	91%	100%	100%	2,424
1,610 SFLA		87.97 = $/SFLA (4)				Outbuilding Total			19,050

Accpt Land 58,000 **Accepted Bldg** 161,000 **Total** 219,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Baselot (Frct)	45,127.50	33,394	50%		16,697
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 0.74		44,185.14 Per Acre		Land Total		32,697

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,404 Sqft	Grade D 100	Base	98,447
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	91,924

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	88,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2007	192	E 100	1,440	Fair	89%	100%	100%	1,282
Cover-It	2012	240	E 100	360	Fair	94%	100%	100%	338
1,404 SFLA		62.85 = $/SFLA (4)					Outbuilding Total		1,620

Accpt Land 33,000 **Accepted Bldg** 90,000 **Total** 123,000

Map/Lot: R 8 44A
Account: 2921 Card: 1 of 1 Location: 80 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1995
Sale Price	0
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.46	Acres-Road Frontage	3,000.00	4,380	100%		4,380
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.46		12,826.59 Per Acre		Land Total		44,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fortress M/H	1997	16X76	C 100	48,868	Avg.	51%	100%	100%	24,923
MH Slab	1997	1216	C 100	4,122	Avg.	86%	100%	100%	3,545
Deck	2000	160	C 100	1,440	Avg.	87%	100%	100%	1,253
1,216 SFLA		93.07 = $/SFLA (4)				Outbuilding Total			29,721

Accpt Land 44,000 **Accepted Bldg** 30,000 **Total** 74,000

Map/Lot: R18 7B
Account: 2922 Card: 1 of 1 Location: 1400 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.24	Acres-Road Frontage	3,000.00	720	100%		720
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.24		18,178.57 Per Acre		Land Total		40,720

Dwelling Description

				Replacement Cost New	
Contemporary	One & 3/4 Story	1,064 Sqft	Grade C 110	Base	153,240
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,052
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
1996	0	Standard	Standard	Average	Basic	156,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	132,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2006	120	E 100	900	Avg.	91%	100%	100%	819
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
1,862 SFLA		71.35 = $/SFLA (4)					Outbuilding Total		1,285

Accpt Land 41,000 **Accepted Bldg** 134,000 **Total** 175,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/12/2018
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
2.00	# -Apartment	2,000.00	4,000	100%		4,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 2.30		23,869.57 Per Acre			Land Total	54,900

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade D 100	Base	84,474
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,158
Attic	None			Attic	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	Standard	Standard	Average	Basic	87,632

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	73,611

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1999	120	E 100	900	Avg.	87%	100%	100%	783
1,120 SFLA		65.72 = $/SFLA (4)					Outbuilding Total		783

Accpt Land	55,000	Accepted Bldg	74,000	Total	129,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/12/2018
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	2 1 2		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Dwelling Description

Ranch	One Story	1,120 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	84,474
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	12				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,158
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	Standard	Standard	Average	Basic	87,632

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	73,611

Accpt Land	0	**Accepted Bldg**	74,000	**Total**	74,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	55,000	74,000	129,000	55,000	74,000	129,000
2	0	74,000	74,000	0	74,000	74,000
TOTAL	55,000	148,000	203,000	55,000	148,000	203,000

Map/Lot: R 6 8-2
Account: 2924 Card: 1 of 1 Location: 85 LADY SLIPPER LN

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	06/01/2002
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
1.52	Acres-Road Frontage	3,000.00	4,560	100%		4,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.52		12,730.11 Per Acre			Land Total	44,810

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	896 Sqft	Grade C 110	Base	135,195
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,853
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	139,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	120,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	2004	840	C 110	29,189	Avg.	90%	100%	100%	26,270
Deck	2009	112	C 110	1,109	Avg.	93%	100%	100%	1,031
Entry	2009	196	C 110	7,546	Avg.	93%	100%	100%	7,018
Deck	2009	152	C 110	1,505	Avg.	93%	100%	100%	1,400
1,568 SFLA		77.13 = $/SFLA (4)				Outbuilding Total			35,719

Accpt Land 45,000 **Accepted Bldg** 157,000 **Total** 202,000

Map/Lot: U 2 20B
Account: 2925 Card: 1 of 1 Location: 185 BLUEBERRY LN

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/21/2016
Sale Price	97,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
3.19	Acres-Road Frontage	3,000.00	9,570	100%		9,570
1.27	Acres-Back Land	500.00	635	100%		635
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.96		10,525.20 Per Acre		Land Total		52,205

Dwelling Description **Replacement Cost New**

Bi Level	One Story	864 Sqft	Grade D 100	Base	70,983
Exterior	Wood 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	0
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,280
Heating	100% Electric	Cooling	0% None	Heat	-247
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Standard	Standard	Average	Basic	93,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	69%	80%	100%	51,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1971	783	D 100	35,004	Avg.	69%	80%	100%	19,322
Overhang	1971	36	D 100	1,046	Avg.	69%	200%	100%	1,444
(U)Basement	1971	783	D 100	10,524	Avg.	69%	80%	100%	5,810
1 Fr	1995	216	D 100	9,657	Avg.	84%	100%	100%	8,112
Canopy	1995	200	D 100	1,478	Avg.	84%	100%	100%	1,242
Deck	1995	140	C 100	1,260	Avg.	84%	100%	100%	1,058
1.75 Gar	1995	696	E 100	18,698	Avg.	84%	100%	100%	15,706
Shed	1995	240	E 100	1,800	Avg.	84%	100%	100%	1,512
Deck	2016	144	D 100	1,089	Avg.	97%	100%	100%	1,056
864 SFLA		59.75 = $/SFLA (4)					Outbuilding Total		55,262

Accpt Land 52,000 **Accepted Bldg** 107,000 **Total** 159,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	03/21/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
2.39	Acres-Back Land	500.00	1,195	100%		1,195
Total Acres 12.89		4,126.84 Per Acre		Land Total		53,195

Accpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2013
Sale Price	285,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
220	$/LF -Water Frontage	150.00	33,000	100%		33,000
2.20	Acres-Water Acreage	.00		100%		0
3.82	Acres-Back Land	500.00	1,910	100%		1,910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 8.02		16,821.70 Per Acre		Land Total		134,910

Dwelling Description **Replacement Cost New**

Contemporary	One Story	1,124 Sqft	Grade B 100	Base	133,071
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,211
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,482
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Good	Basic	137,764

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	123,988

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dock	1997	304	C 100	4,636	Avg.	86%	100%	100%	3,987
Ramp	1999	64	C 100	1,440	Avg.	87%	100%	100%	1,253
Float	1999	192	C 100	7,056	Avg.	87%	100%	100%	6,139
(F)Attic	1999	400	B 100	13,200	Avg.	87%	100%	100%	11,484
Open Fr Porch	1999	100	B 100	3,126	Avg.	87%	100%	100%	2,720
Open Fr Porch	1999	210	B 100	6,564	Avg.	87%	100%	100%	5,711
Deck	2000	190	B 100	2,257	Avg.	87%	100%	100%	1,964
1.5 Gar	2017	576	B 100	24,019	Avg.	97%	100%	100%	23,298
Shed	2017	288	B 100	3,802	Avg.	97%	100%	100%	3,688
1,124 SFLA		110.31 = $/SFLA (4)				Outbuilding Total			60,244

Accpt Land 135,000 **Accepted Bldg** 184,000 **Total** 319,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	03/01/1998
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
7.62	Acres-Back Land	500.00	3,810	100%		3,810
Total Acres 9.62		2,267.15 Per Acre		Land Total		21,810

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R15 69A
Account: 2929 Card: 1 of 1 Location: 40 CAMPBELL HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/13/2012
Sale Price	5,244
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.12	Acres-Back Land	500.00	60	100%		60
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.12		17,952.83 Per Acre		Land Total		38,060

Accpt Land 38,000 **Accepted Bldg** 0 **Total** 38,000

Map/Lot: R20 8C
Account: 2931 Card: 1 of 1 Location: 970 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1996
Sale Price	13,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.06	Acres-Back Land	500.00	530	100%		530
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.07		13,211.73 Per Acre			Land Total	40,560

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,188 Sqft	Grade E 75	Base	58,380
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	54,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	47,786

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1996	672	E 100	18,053	Avg.	85%	100%	100%	15,345
Deck	1996	96	E 100	648	Avg.	85%	100%	100%	551
Shed	1996	64	E 100	480	Avg.	85%	100%	100%	408
1,188 SFLA		40.22 = $/SFLA (4)					Outbuilding Total		16,304

Accpt Land 41,000 **Accepted Bldg** 64,000 **Total** 105,000

Map/Lot: R 5 22
Account: 2932 Card: 1 of 1 Location: 501 BREMEN RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/03/2016
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
0.99	Acres-Road Frontage	3,000.00	2,970	100%		2,970
0.96	Acres-Back Land	500.00	480	100%		480
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.95		13,911.39 Per Acre		Land Total		54,950

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	999 Sqft	Grade C 100	Base	117,804
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick	Basement	Dry 1/4 Bmt	Basement	-5,644
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
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
1790	1996	Standard	Standard	Average	Basic	112,160

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	69,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1790	560	C 100	29,803	Avg.	62%	100%	100%	18,478
(U)Attic	1790	560	C 100	5,040	Avg.	62%	100%	100%	3,125
Open Fr Porch	1790	258	C 100	6,109	Avg.	62%	100%	100%	3,788
Enclosed Fr Porch	1790	104	C 100	4,766	Avg.	62%	100%	100%	2,955
Deck	1790	53	C 100	477	Avg.	62%	100%	100%	296
2.5 Barn	1790	680	E 100	18,697	Fair	54%	50%	100%	5,048
1.5 Gar	1998	792	C 100	25,019	Avg.	86%	100%	100%	21,516
1,498 SFLA		46.42 = $/SFLA (4)					Outbuilding Total		55,206

Accpt Land 55,000 **Accepted Bldg** 125,000 **Total** 180,000

Map/Lot: R13 5A
Account: 2933 Card: 1 of 1 Location: 2966 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/01/1996
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
2.12	Acres-Back Land	500.00	1,060	100%		1,060
2.00	# -Per Unit	12,000.00	24,000	100%		24,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 4.62		25,229.44 Per Acre			Land Total	116,560

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade D 100	Base	84,474
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal	Roof	950
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-4,431
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,158
Attic	None			Attic	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	Standard	Standard	Average	Basic	84,151

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	71,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 16	1996	3000	C 100	166,800	Avg.	85%	100%	100%	141,780
Shed	1996	96	E 100	720	Fair	80%	100%	100%	576
Auto Repair 16	2000	3400	C 100	189,040	Avg.	87%	100%	100%	164,465
Box Trailer	1970	6	C 100	3,000	Avg.	68%	100%	100%	2,040
Loading Dock Wood	2000	300	C 100	5,325	Avg.	87%	100%	100%	4,633
1.5 Gar	2003	1008	C 100	31,843	Avg.	89%	100%	100%	28,340
School Bus	1980	3	C 100	1,500	Avg.	75%	100%	100%	1,125
1,120 SFLA		63.86 = $/SFLA (4)				Outbuilding Total			342,959

Accpt Land 117,000 **Accepted Bldg** 414,000 **Total** 531,000

Map/Lot: R15 11B
Account: 2934 Card: 1 of 1 Location: 1180 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/10/1985
Sale Price	42,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
17.60	Acres-Back Land	500.00	8,800	100%		8,800
6.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 25.60		1,906.25 Per Acre		Land Total		48,800

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade C 110	Base	135,195
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	140,867

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	123,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2001	256	C 110	6,668	Avg.	88%	100%	100%	5,868
Deck	2001	480	C 110	4,752	Avg.	88%	100%	100%	4,182
Deck	2001	128	C 110	1,267	Avg.	88%	100%	100%	1,115
1 Fr	2001	352	C 110	20,606	Avg.	88%	100%	100%	18,133
(U)Basement	2001	352	C 110	6,195	Avg.	88%	100%	100%	5,452
1.5 Att Gar	2001	672	C 110	19,692	Avg.	88%	100%	100%	17,329
Open Shed	2005	1271	E 100	7,626	Avg.	91%	100%	100%	6,940
Cover-It	2005	240	C 100	480	Avg.	91%	100%	100%	437
1,568 SFLA		79.06 = $/SFLA (4)				Outbuilding Total			59,456

Accpt Land 49,000 **Accepted Bldg** 183,000 **Total** 232,000

Name: MACKENZIE, JASON
MACKENZIE, MICHELLE

Map/Lot: U 2 20A-38
Account: 2935 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 38

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	02/24/2014
Sale Price	3,350
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1979	12X67	D 100	29,547	Poor	30%	100%	100%	8,864
Deck	2010	36	C 100	324	Avg.	94%	100%	100%	305
804 SFLA		99.99 = $/SFLA (4)				Outbuilding Total			9,169

Accpt Land 0 **Accepted Bldg** 9,000 **Total** 9,000

Map/Lot: R 6 8-3
Account: 2936 Card: 1 of 1 Location: 96 LADY SLIPPER LN

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1999
Sale Price	28,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	1998 ASTRO 14 X 66 4-1-99
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1998	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
924 SFLA			108.82 = $/SFLA (4)				Outbuilding Total			20,162

Accpt Land	0	**Accepted Bldg**	20,000	**Total**	20,000

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/01/2018
Sale Price	3,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	1989 ASTRO 14 X 70
Tran/Land/Bldg	1 2 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 0

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	1989	14X68	C 100	40,732	Poor	30%	100%	100%	12,220
952 SFLA			118.46 = $/SFLA (4)					Outbuilding Total		12,220

Accpt Land	0	**Accepted Bldg**	12,000	**Total**	12,000

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1999
Sale Price	75,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.20	Acres-Road Frontage	3,000.00	3,600	100%		3,600
35.62	Acres-Back Land	500.00	17,810	100%		17,810
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 38.82		1,646.32 Per Acre			Land Total	63,910

Dwelling Description **Replacement Cost New**

Contemporary	One Story	2,058 Sqft	Grade B 100	Base	208,306
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,048
Rooms	7				
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Good	Basic	223,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	201,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	1999	168	B 100	5,251	Good	90%	100%	100%	4,726
Open Fr Porch	1999	320	B 100	10,003	Good	90%	100%	100%	9,003
Bay Window	1999	12	B 100	2,028	Good	90%	100%	100%	1,825
Att Gar	1999	441	B 100	12,213	Good	90%	100%	100%	10,992
Overhang	1999	33	B 100	1,506	Good	90%	100%	100%	1,355
(F)Attic	1999	987	B 100	32,571	Good	90%	100%	100%	29,314
Deck	1999	24	B 100	285	Good	90%	100%	100%	257
Deck	2001	327	B 100	3,885	Good	91%	100%	100%	3,535
2,058 SFLA		97.73 = $/SFLA (4)					Outbuilding Total		61,007

Accpt Land 64,000 **Accepted Bldg** 262,000 **Total** 326,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 12
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Sale Data

Sale Date	04/01/1999
Sale Price	75,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2000	640	B 100	21,018	Good	91%	100%	100%	19,126
Deck	2000	228	B 100	2,709	Good	91%	100%	100%	2,465
1.75 Barn	2000	720	B 100	25,727	Good	91%	100%	100%	23,412
Canopy	2000	176	B 100	2,045	Good	91%	100%	100%	1,861
Pole Barn	2000	576	E 100	6,782	Good	91%	100%	100%	6,172
Open Shed	2001	72	E 100	432	Good	91%	100%	100%	393
2,058 SFLA		97.73 = $/SFLA (4)					Outbuilding Total		53,429

Accpt Land	0	**Accepted Bldg**	53,000	**Total**	53,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	64,000	262,000	326,000	64,000	262,000	326,000
2	0	53,000	53,000	0	53,000	53,000
TOTAL	64,000	315,000	379,000	64,000	315,000	379,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2 1995 SKYLINE 14 X 70
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1995	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
Deck	1995	96	E 100	648	Poor	73%	100%	100%	473
Shed	1995	64	E 100	480	Poor	73%	100%	100%	350
924 SFLA		103.30 = $/SFLA (4)					Outbuilding Total		15,633

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Map/Lot: U10 10-25
Account: 2943 Card: 1 of 1 Location: 25 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2 1995 SKYLINE 14 X 52
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1995	14X48	A 100	35,904	Fair	40%	100%	100%	14,362
Shed	1995	96	E 100	720	Poor	73%	100%	100%	526
672 SFLA		163.41 = $/SFLA (4)				Outbuilding Total			14,888

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Map/Lot: U10 10-29
Account: 2944 Card: 1 of 1 Location: 29 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2 1995 SKYLINE 14 X 52
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1995	14X48	A 100	35,904	Fair	40%	100%	100%	14,362
672 SFLA		320.67 = $/SFLA (4)					Outbuilding Total		14,362

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Map/Lot: R17 57A
Account: 2946 Card: 1 of 1 Location: 1500 WINSLOWS MILLS RD

Neighborhood 2	Rural Paved 2
Tree Growth	2002
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1	FARMLAND 2002 (HOCH)
Reference 2	FARMLAND 2002 (HOCH)
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Pasture F&O	350.00	1,400	100%		1,400
1.00	Acres-Crop/Blueberry F&O	450.00	450	100%		450
10.00	Acres-Mixed Wood F&O	408.00	4,080	100%		4,080
20.00	Acres-Hardwood F&O	263.00	5,260	100%		5,260
12.43	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 49.43		1,035.61 Per Acre			Land Total	51,190

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	896 Sqft	Grade C 110	Base	119,364
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,203
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	126,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	111,529

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2001	336	C 110	19,670	Avg.	88%	100%	100%	17,310
(U)Basement	2001	336	C 110	5,914	Avg.	88%	100%	100%	5,204
Open Fr Porch	2001	156	C 110	4,063	Avg.	88%	100%	100%	3,575
Shed	2004	192	E 100	1,440	Avg.	90%	100%	100%	1,296
1,344 SFLA		82.98 = $/SFLA (4)					Outbuilding Total		27,385

Accpt Land 51,000 **Accepted Bldg** 139,000 **Total** 190,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.12	Acres-Back Land	500.00	3,560	100%		3,560
Total Acres 7.12		500.00 Per Acre			Land Total	3,560

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: U 2 20A- 1
Account: 2950 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 1

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	10/15/2018
Sale Price	2,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1990	14X68	C 100	40,732	Fair	40%	100%	100%	16,293
Deck	1990	192	C 100	1,728	Fair	75%	100%	100%	1,296
Deck	1990	60	C 100	540	Fair	75%	100%	100%	405
Shed	1990	240	E 100	1,800	Fair	75%	100%	100%	1,350
952 SFLA		134.27 = $/SFLA (4)				Outbuilding Total			19,344

Accpt Land 0 **Accepted Bldg** 19,000 **Total** 19,000

Map/Lot: R 2 45
Account: 2951 Card: 1 of 1 Location: 379B GROSS NECK RD

Neighborhood 2 Rural Paved 2

Zoning/Use	DOWNTOWN BUSINESS
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/1995
Sale Price	0
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2015	192	E 100	5,428	Poor	95%	100%	100%	5,157
							Outbuilding Total		5,157

Accpt Land	0	**Accepted Bldg**	5,000	**Total**	5,000

Map/Lot: R 3 29G
Account: 2952 Card: 1 of 1 Location: 206 RALPH WINK RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.87	Acres-Back Land	500.00	935	100%		935
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.87		10,060.72 Per Acre		Land Total		38,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1988	14X68	C 100	40,732	Fair	40%	100%	100%	16,293
Deck	2007	90	E 100	608	Fair	89%	100%	100%	541
Shed	2007	105	E 100	788	Fair	89%	100%	100%	701
Shed	2013	80	E 100	600	Fair	94%	100%	100%	564
952 SFLA		151.38 = $/SFLA (4)				Outbuilding Total			18,099

Accpt Land 39,000 **Accepted Bldg** 18,000 **Total** 57,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	03/01/1999
Sale Price	99,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1			
Reference 2			
Tran/Land/Bldg	4 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
150	$/LF -Water Frontage	150.00	22,500	100%		22,500
1.50	Acres-Water Acreage	.00		100%		0
0.47	Acres-Road Frontage	3,000.00	1,410	100%		1,410
Total Acres 3.97		43,806.05 Per Acre		Land Total		173,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	2006	616	B 100	19,409	Good	94%	100%	100%	18,244
Shed	2006	336	B 100	4,435	Good	94%	100%	100%	4,169
Ramp	1980	128	C 100	2,880	Avg.	75%	100%	100%	2,160
Pier	2001	96	C 100	3,840	Avg.	88%	100%	100%	3,379
Ramp	2001	120	C 100	2,700	Avg.	88%	100%	100%	2,376
Float	2001	288	C 100	10,584	Avg.	88%	100%	100%	9,314
(U)Basement	2001	2016	C 100	32,256	Avg.	88%	100%	100%	28,385
Shed	2007	240	C 100	2,400	Avg.	92%	100%	100%	2,208
Deck	2007	36	C 100	324	Avg.	92%	100%	100%	298
Ramp	2007	312	E 100	5,265	Avg.	92%	100%	100%	4,844
							Outbuilding Total		75,377

Accpt Land	174,000	**Accepted Bldg**	75,000	**Total**	249,000

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
20	$/LF -Water Frontage	150.00	3,000	100%		3,000
0.20	Acres-Water Acreage	.00		100%		0
4.91	Acres-Back Land	500.00	2,455	100%		2,455
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 7.11		23,270.75 Per Acre			Land Total	165,455

Accpt Land 165,000 **Accepted Bldg** 0 **Total** 165,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1989 CHAMPION 14 X 76
Tran/Land/Bldg 5 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
0.25	Acres-Road Frontage	3,000.00	750	100%		750
2.91	Acres-Back Land	500.00	1,455	100%		1,455
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.16		10,553.29 Per Acre			Land Total	54,455

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Champion M/H	1989	14X76	C 100	45,524	Fair	40%	100%	100%	18,210
MH Slab	1998	1064	C 100	3,607	Avg.	86%	100%	100%	3,102
Shed	2001	400	E 100	3,000	Avg.	88%	100%	100%	2,640
Enclosed Fr Porch	2001	100	E 100	3,437	Avg.	88%	100%	100%	3,025
Shed	2007	256	E 100	1,920	Avg.	92%	100%	100%	1,766
MH Slab	1995	1232	C 100	4,176	Fair	79%	100%	100%	3,299
1,064 SFLA		152.56 = $/SFLA (4)					Outbuilding Total		32,042

Accpt Land 54,000 **Accepted Bldg** 32,000 **Total** 86,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2003
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.09	Acres-Road Frontage	3,000.00	270	100%		270
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.09		9,894.87 Per Acre			Land Total	40,470

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	1,120 Sqft	Grade C 100	Base	160,675
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,338
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	166,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	148,481

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2003	500	C 100	26,610	Avg.	89%	100%	100%	23,683
(U)Basement	2003	500	C 100	8,000	Avg.	89%	100%	100%	7,120
Deck	2005	640	C 100	5,760	Avg.	91%	100%	100%	5,242
2,240 SFLA		66.29 = $/SFLA (4)					Outbuilding Total		36,045

Accpt Land 40,000 **Accepted Bldg** 185,000 **Total** 225,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	12/30/2013
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.23	Acres-Road Frontage	3,000.00	690	100%		690
0.98	Acres-Wasteland/Bog	100.00	98	100%		98
Total Acres 3.21		6,476.01 Per Acre			Land Total	20,788

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/05/2015
Sale Price	282,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
0.25	Acres-Back Land	500.00	125	100%		125
1.22	Acres-Wasteland/Bog	100.00	122	100%		122
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.48		11,573.85 Per Acre			Land Total	40,277

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	1,176 Sqft	Grade C 100	Base	166,308
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,504
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	174,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	155,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2003	636	C 100	5,724	Avg.	89%	100%	100%	5,094
Open Fr Porch	2004	252	C 100	5,967	Avg.	90%	100%	100%	5,370
Open Fr Porch	2004	78	C 100	1,847	Avg.	90%	100%	100%	1,662
1 Fr	2004	160	C 100	8,515	Avg.	90%	100%	100%	7,664
(U)Basement	2004	160	C 100	2,560	Avg.	90%	100%	100%	2,304
Gar	2004	784	C 100	19,506	Avg.	90%	100%	100%	17,555
(F) Gar	2004	392	C 100	19,600	Avg.	90%	100%	100%	17,640
Shed	2011	80	E 100	600	Avg.	94%	100%	100%	564
Carport	2011	378	E 100	2,764	Avg.	94%	100%	100%	2,598
Basketball Court	2011	2400	E 100	4,500	Avg.	94%	50%	100%	2,115
2,352 SFLA		66.04 = $/SFLA (4)					Outbuilding Total		62,566

Accpt Land 40,000 **Accepted Bldg** 218,000 **Total** 258,000

Map/Lot: R13 34- 5
Account: 2959 Card: 1 of 1 Location: 310 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1996
Sale Price	19,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
2.57	Acres-Wasteland/Bog	100.00	257	100%		257
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.67		8,684.58 Per Acre		Land Total		40,557

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,120 Sqft	Grade C 110	Base	176,742
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,671
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	185,583

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	161,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	2001	624	C 110	21,683	Avg.	88%	100%	100%	19,081
Deck	2006	416	C 110	4,118	Avg.	91%	100%	100%	3,747
2,240 SFLA		72.08 = $/SFLA (4)				Outbuilding Total			22,828

Accpt Land 41,000 **Accepted Bldg** 184,000 **Total** 225,000

Map/Lot: R20 35
Account: 2960 Card: 1 of 1 Location: 81 JACKSON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1995
Sale Price	61,497
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	1995 OXFORD 27 X 57 10-25-1995
Tran/Land/Bldg	1 0 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	15 70 0 Land Schedule 2

Dwelling Description

Modular Home	One Story	1,539 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	125,582
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	116,798

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	98,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1995	80	C 100	720	Avg.	84%	100%	100%	605
Gar	1996	320	C 100	7,962	Avg.	85%	100%	100%	6,768
1,539 SFLA		63.75 = $/SFLA (4)					Outbuilding Total		7,373

Accpt Land 0 **Accepted Bldg** 105,000 **Total** 105,000

Map/Lot: R24 31C
Account: 2962 Card: 1 of 1 Location: 580 STORER MOUNTAIN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Above Street
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.15	Acres-Road Frontage	3,000.00	450	100%		450
10.05	Acres-Back Land	500.00	5,025	100%		5,025
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 12.20		3,563.52 Per Acre		Land Total		43,475

Dwelling Description

					Replacement Cost New
Colonial	Two Story	1,120 Sqft	Grade C 110	Base	176,742
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	560 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	13,373
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,671
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	Floor & Stairs			Attic	6,160
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	Standard	Standard	Average	Basic	206,150

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	175,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Att Gar	1996	630	C 110	18,461	Avg.	85%	100%	100%	15,692
(U)Basement	1996	630	C 110	11,088	Avg.	85%	100%	100%	9,425
Deck	1996	224	C 110	2,218	Avg.	85%	100%	100%	1,885
2,240 SFLA		78.23 = $/SFLA (4)					Outbuilding Total		27,002

Accpt Land 43,000 **Accepted Bldg** 202,000 **Total** 245,000

Map/Lot: R21 13A
Account: 2963 Card: 1 of 1 Location: 2495 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.15	Acres-Back Land	500.00	575	100%		575
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.15		12,880.95 Per Acre		Land Total		40,575

Dwelling Description — Replacement Cost New

Log Home	One Story	693 Sqft	Grade C 110	Base	97,969
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	180 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,960
Heating	100% Radiant	Cooling	0% None	Heat	1,586
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,394
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	Standard	Standard	Average	Basic	116,909

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	105,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	198	C 110	5,158	Avg.	90%	100%	100%	4,642
1 Fr	2004	80	C 110	4,684	Avg.	90%	100%	100%	4,216
Gar	2004	480	C 110	13,136	Avg.	90%	100%	100%	11,822
Shed	1900	80	E 100	600	Fair	54%	100%	100%	324
693 SFLA		151.83 = $/SFLA (4)				Outbuilding Total			21,004

Accpt Land 41,000 **Accepted Bldg** 126,000 **Total** 167,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	01/31/2017
Sale Price	129,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.29	Acres-Road Frontage	3,000.00	870	100%		870
2.36	Acres-Back Land	500.00	1,180	100%		1,180
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.59	Acres-Land Acreage	.00		100%		0
Total Acres 5.24		7,643.13 Per Acre		Land Total		40,050

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,792 Sqft	Grade E 100	Base	105,968
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,003
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	99,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	89,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cover-It	2010	240	C 100	480	Avg.	94%	100%	100%	451
1,792 SFLA		50.20 = $/SFLA (4)				Outbuilding Total			451

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

Map/Lot: R18 1A
Account: 2965 Card: 1 of 1 Location: 273 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	40%		8,000
3.28	Acres-Back Land	500.00	1,640	100%		1,640
Total Acres 5.28		1,825.76 Per Acre			Land Total	9,640

Accpt Land 10,000 **Accepted Bldg** 0 **Total** 10,000

Map/Lot: R 3 11A
Account: 2966 Card: 1 of 1 Location: 133 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/1998
Sale Price	79,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Over 10 Acres...

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
4.00	Acres-Back Land	500.00	2,000	100%		2,000
12.00	Acres-Landlocked/Rear	200.00	2,400	100%		2,400
36.00	Acres-Wasteland/Bog	100.00	3,600	100%		3,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 54.00		888.89 Per Acre		Land Total		48,000

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade D 100	Base	98,447
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,191
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,757
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	94,872

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	80,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	1996	768	E 100	20,632	Avg.	85%	100%	100%	17,537
Deck	2001	288	C 100	2,592	Avg.	88%	100%	100%	2,281
Box Trailer	1980	2	E 100	750	Fair	67%	50%	100%	251
1,404 SFLA		57.44 = $/SFLA (4)				Outbuilding Total			20,069

Accpt Land 48,000 **Accepted Bldg** 101,000 **Total** 149,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
5.66	Acres-Back Land	500.00	2,830	100%		2,830
Total Acres 7.66		6,244.13 Per Acre		Land Total		47,830

Accpt Land 48,000 **Accepted Bldg** 0 **Total** 48,000

Map/Lot: U 7 9A
Account: 2968 Card: 1 of 1 Location: 2090 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/10/2004
Sale Price	92,500
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Baselot (Frct)	40,955.32	34,812	100%		34,812
2.17	Acres-Back Land	500.00	1,085	100%		1,085
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 3.02		20,164.57 Per Acre		Land Total		60,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1996	672	E 100	27,937	Avg.	85%	100%	100%	23,746
Shed	2006	64	E 100	480	Avg.	91%	100%	100%	437
						Outbuilding Total			24,183

Accpt Land 61,000 **Accepted Bldg** 24,000 **Total** 85,000

Map/Lot: R21 8A
Account: 2969 Card: 1 of 1 Location: 2290 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/11/2007
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		19,000.00 Per Acre		Land Total		38,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	812 Sqft	Grade D 100	Base	96,931
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,143
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	2,483
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
1996	0	Standard	Standard	Average	Basic	94,271

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	80,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1996	99	E 100	742	Avg.	85%	100%	100%	631
Att Gar	2007	696	D 100	12,266	Avg.	92%	100%	100%	11,285
1,421 SFLA		56.39 = $/SFLA (4)					Outbuilding Total		11,916

Accpt Land 38,000 **Accepted Bldg** 92,000 **Total** 130,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.14	Acres-Road Frontage	3,000.00	420	100%		420
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.14		18,887.85 Per Acre		Land Total		40,420

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,188 Sqft	Grade E 75	Base	58,380
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	54,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	48,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	216	C 100	1,944	Avg.	87%	100%	100%	1,691
1,188 SFLA		40.69 = $/SFLA (4)				Outbuilding Total			1,691

Accpt Land	40,000	Accepted Bldg	50,000	Total	90,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.93	Acres-Back Land	500.00	465	100%		465
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.93		13,810.58 Per Acre		Land Total		40,465

Dwelling Description

				Replacement Cost New	
Modular Home	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	138,795
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,754
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	144,651

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	85%	100%	104,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	1999	336	E 100	3,628	Avg.	87%	100%	100%	3,156
Deck	2000	430	E 100	2,902	Fair	83%	100%	100%	2,409
1.5 Shed	1900	450	E 100	4,286	Fair	54%	100%	100%	2,314
1.75 Gar	2005	768	E 100	20,632	Avg.	91%	100%	100%	18,775
1,680 SFLA		62.21 = $/SFLA (4)				Outbuilding Total			26,654

Accpt Land 40,000 **Accepted Bldg** 131,000 **Total** 171,000

Map/Lot: R18 5B
Account: 2972 Card: 1 of 1 Location: 335 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/14/2009
Sale Price	68,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.10	Acres-Back Land	500.00	1,050	100%		1,050
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.10		10,012.20 Per Acre		Land Total		41,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline M/H	1996	14X76	A 100	56,848	Avg.	51%	100%	100%	28,992
MH Slab	1996	1064	C 100	3,607	Avg.	85%	100%	100%	3,066
Deck	1999	144	C 100	1,296	Avg.	87%	100%	100%	1,128
Deck	2003	64	C 100	576	Avg.	89%	100%	100%	513
Gar	2004	784	E 100	14,630	Avg.	90%	100%	100%	13,167
1,064 SFLA		125.47 = $/SFLA (4)				Outbuilding Total			46,866

Accpt Land 41,000 **Accepted Bldg** 47,000 **Total** 88,000

Map/Lot: R15 51C
Account: 2973 Card: 1 of 1 Location: 680 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.04		19,666.67 Per Acre		Land Total		40,120

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Zimmer	M/H	1976	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
924 SFLA			160.51 = $/SFLA (4)				Outbuilding Total			14,810

Accpt Land 40,000 **Accepted Bldg** 15,000 **Total** 55,000

Map/Lot: U11 28A
Account: 2975 Card: 1 of 1 Location: 200 PINE ST

Neighborhood 13 River Inlet .25

Zoning/Use	VILLAGE SHORELAND LR
Topography	Below Street
Utilities	None
Street	Paved

Sale Data

Sale Date	12/01/1998
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 13

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	240,000	60,000	100%		60,000
55	$/LF -Water Frontage	150.00	8,250	100%		8,250
0.55	Acres-Water Acreage	.00		100%		0
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
1.07	Acres-Back Land	500.00	535	100%		535
Total Acres 3.37		21,746.29 Per Acre		Land Total		73,285

Accpt Land 73,000 **Accepted Bldg** 0 **Total** 73,000

Map/Lot: R22 15A
Account: 2977 Card: 1 of 1 Location: 3260 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	02/10/2010
Sale Price	19,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Baselot (Frct)	251.189	5.024	2%		100
Total Acres 0.02		5,000.00 Per Acre			Land Total	100

Accpt Land	100	**Accepted Bldg**	0	**Total**	100

Map/Lot: R12 5A
Account: 2978 Card: 1 of 1 Location: 61 BURKET MILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	08/23/2007
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.88	Acres-Baselot (Frct)	9,398.38	17,669	100%		17,669
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		20,036.70 Per Acre		Land Total		37,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1993	616	C 100	6,160	Poor	71%	100%	100%	4,374
14Mobile Home	1997	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Cover-It	2000	240	E 100	360	Avg.	87%	100%	100%	313
924 SFLA		110.19 = $/SFLA (4)				Outbuilding Total			16,547

Accpt Land 38,000 **Accepted Bldg** 17,000 **Total** 55,000

Neighborhood 2 Rural Paved 2

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterSeptic System
Street	Paved

Sale Data

Sale Date	04/25/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description

Doublewide	One Story	1,836 Sqft	Grade E 90	Base	97,891
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,538
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
1999	0	Standard	Standard	Fair	Basic	91,085

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	75,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2006	200	C 100	2,000	Avg.	91%	100%	100%	1,820
1,836 SFLA		41.18 = $/SFLA (4)					Outbuilding Total		1,820

Accpt Land	0	**Accepted Bldg**	77,000	**Total**	77,000

Map/Lot: U 4 104A
Account: 2980 Card: 1 of 1 Location: 85 MARBLE AVE

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public SewerDrilled Well
Street	Right-Of-Way

Sale Data

Sale Date	12/01/1996
Sale Price	24,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.23	Acres-Road Frontage	3,000.00	690	100%		690
1.19	Acres-Back Land	500.00	595	100%		595
Total Acres 1.92		22,544.27 Per Acre		Land Total		43,285

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	480 Sqft	Grade C 110	Base	84,109
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	533
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
1998	0	Standard	Standard	Average	Basic	84,642

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	72,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1998	40	C 110	1,540	Avg.	86%	100%	100%	1,324
Shed	2001	91	E 100	682	Avg.	88%	100%	100%	600
Shed	2011	160	E 100	1,200	Avg.	94%	100%	100%	1,128
Deck	2011	244	C 100	2,196	Avg.	94%	100%	100%	2,064
720 SFLA		101.10 = $/SFLA (4)				Outbuilding Total			5,116

Accpt Land 43,000 **Accepted Bldg** 78,000 **Total** 121,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1980	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
924 SFLA		91.61 = $/SFLA (4)				Outbuilding Total			11,860

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: U 6 3
Account: 2983 Card: 1 of 1 Location: 51 GRACE AVE

Neighborhood 27 Exempt Rt1 Com B .5

Zoning/Use	ROUTE 1 COM B
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	9 0 9
X Coordinate	0 Y Coordinate 0
Exemption(s)	11 0 0 Land Schedule 27

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Colony M/H	1995	14X72	C 100	43,128	Fair	40%	100%	100%	17,251
Shed	2003	200	E 100	1,500	Fair	86%	100%	100%	1,290
Canopy	2009	360	E 100	2,376	Fair	91%	100%	100%	2,162
1,008 SFLA		118.12 = $/SFLA (4)					Outbuilding Total		20,703

Accpt Land 0 **Accepted Bldg** 21,000 **Total** 21,000

Map/Lot: R17 7A
Account: 2984 Card: 1 of 1 Location: 1668 WAGNER BRIDGE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Baselot (Frct)	10,641.56	19,474	60%		11,684
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.83		17,313.66 Per Acre		Land Total		31,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1988	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
MH Slab	2005	924	C 100	3,132	Avg.	91%	100%	100%	2,850
Deck	2006	128	C 100	1,152	Avg.	91%	100%	100%	1,048
Shed	2006	168	E 100	1,260	Avg.	91%	100%	100%	1,147
924 SFLA		145.98 = $/SFLA (4)				Outbuilding Total			20,859

Accpt Land 32,000 **Accepted Bldg** 21,000 **Total** 53,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/01/1997
Sale Price	6,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.03	Acres-Back Land	500.00	515	100%		515
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 3.03		15,351.49 Per Acre		Land Total		46,515

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oakbrook	1979	12X56	C 100	30,912	Poor	30%	100%	100%	9,274
1 Fr	1998	160	E 100	6,386	Avg.	86%	100%	100%	5,492
Gar	1999	576	C 100	14,331	Avg.	87%	100%	100%	12,468
(F) Gar	1999	432	C 100	21,600	Avg.	87%	100%	100%	18,792
Deck	1999	160	C 100	1,440	Avg.	87%	100%	100%	1,253
672 SFLA		234.50 = $/SFLA (4)				Outbuilding Total			47,279

Accpt Land 47,000 **Accepted Bldg** 47,000 **Total** 94,000

Map/Lot: R 3 30B
Account: 2986 Card: 1 of 1 Location: 369 RALPH WINK RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/15/2017
Sale Price	35,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.31	Acres-Back Land	500.00	155	100%		155
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.31		16,517.32 Per Acre		Land Total		38,155

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fairmont	M/H	1988	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
MH Slab		1999	924	C 100	3,132	Fair	83%	100%	100%	2,600
Entry		2005	144	E 100	3,780	Fair	88%	100%	100%	3,326
Deck		2005	162	E 100	1,094	Fair	88%	100%	100%	963
Entry		2005	112	E 100	2,940	Fair	88%	100%	100%	2,587
Deck		2005	162	E 100	1,094	Fair	88%	100%	100%	963
1 Fr		2010	196	E 100	7,823	Fair	92%	40%	100%	2,879
Shed		1988	207	E 100	1,552	Poor	66%	50%	100%	512
Gar		2011	360	E 100	6,718	Avg.	94%	30%	100%	1,894
Canopy		2011	96	E 100	634	Avg.	94%	30%	100%	179
924 SFLA			187.66 = $/SFLA (4)					Outbuilding Total		31,717

Accpt Land 38,000 **Accepted Bldg** 32,000 **Total** 70,000

Map/Lot: R 7 31B
Account: 2987 Card: 1 of 1 Location: 229 SPRUCE LN

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Reference 1	FARMLAND 2016 (SPEAR)		
Reference 2	FARMLAND 2016 (SPEAR)		
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
40.00	Acres-Crop/Blueberry F&O	450.00	18,000	100%		18,000
1.70	Acres-Mixed Wood F&O	408.00	694	100%		694
Total Acres 41.70		448.30 Per Acre		Land Total		18,694

Accpt Land	19,000	**Accepted Bldg**	0	**Total**	19,000

Map/Lot: R16 56-4
Account: 2988 Card: 1 of 1 Location: 57 SUNSET RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/09/2016
Sale Price	60,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.91	Acres-Baselot (Frct)	9,294.80	17,753	100%		17,753
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.91		19,765.97 Per Acre		Land Total		37,753

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,404 Sqft	Grade E 100	Base	87,899
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	82,074

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	91%	100%	100%	74,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	60	E 100	405	Avg.	91%	100%	100%	369
1,404 SFLA		53.20 = $/SFLA (4)				Outbuilding Total			369

Accpt Land	38,000	**Accepted Bldg**	75,000	**Total**	113,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/02/2016
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	9,031.63	17,973	100%		17,973
Total Acres 1.99		9,031.66 Per Acre		Land Total		17,973

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	09/02/2016
Sale Price	55,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.09	Acres-Road Frontage	3,000.00	270	100%		270
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.09		24,052.63 Per Acre		Land Total		50,270

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,080 Sqft	Grade D 100	Base	81,548
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	77,077

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	67,057

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2005	168	C 100	5,880	Avg.	91%	100%	100%	5,351
1.5 Gar	2005	672	C 100	21,228	Avg.	91%	100%	100%	19,317
Deck	2005	72	C 100	648	Avg.	91%	100%	100%	590
1,080 SFLA		62.09 = $/SFLA (4)				Outbuilding Total			25,258

Accpt Land 50,000 **Accepted Bldg** 92,000 **Total** 142,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	09/08/2006
Sale Price	115,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.10		18,238.10 Per Acre		Land Total		38,300

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,350 Sqft	Grade E 75	Base	64,038
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,350	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	59,898

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	54,507

Accpt Land	38,000	Accepted Bldg	55,000	Total	93,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	12/17/2009
Sale Price	129,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		18,841.58 Per Acre		Land Total		38,060

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,380 Sqft	Grade C 100	Base	115,709
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	Standard	Standard	Average	Basic	109,029

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	98,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	2004	7	C 100	896	Avg.	90%	100%	100%	806
Gar	2004	720	C 100	17,914	Avg.	90%	100%	100%	16,123
1,380 SFLA		71.11 = $/SFLA (4)					Outbuilding Total		16,929

Accpt Land 38,000 **Accepted Bldg** 115,000 **Total** 153,000

Map/Lot: R16 57- 3
Account: 2993 Card: 1 of 1 Location: 91 STAGECOACH RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	05/19/2005
Sale Price	23,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.75	Acres-Road Frontage	3,000.00	11,250	100%		11,250
0.76	Acres-Back Land	500.00	380	100%		380
Total Acres 6.51		4,551.46 Per Acre		Land Total		29,630

Accpt Land 30,000 **Accepted Bldg** 0 **Total** 30,000

Map/Lot: R18 42- 5
Account: 2994 Card: 1 of 1 Location: 49 BALSAM DR

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/10/2015
Sale Price	205,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.36	Acres-Back Land	500.00	180	100%		180
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.36		16,177.97 Per Acre			Land Total	38,180

Dwelling Description **Replacement Cost New**

Colonial	Two Story	896 Sqft	Grade C 110	Base	151,957
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,937
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	160,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	145,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	32	C 110	317	Avg.	91%	100%	100%	288
Deck	2005	60	C 110	594	Avg.	91%	100%	100%	541
Entry	2005	30	C 110	1,155	Avg.	91%	100%	100%	1,051
1.5 Att Gar	2005	576	C 110	16,880	Avg.	91%	100%	100%	15,361
1,792 SFLA		81.28 = $/SFLA (4)					Outbuilding Total		17,241

Accpt Land 38,000 **Accepted Bldg** 163,000 **Total** 201,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	02/08/2006
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.40	Acres-Back Land	500.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.40		15,916.67 Per Acre		Land Total		38,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	896 Sqft	Grade C 110	Base	136,550
Exterior	Wood 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	0
Fin. Basement Area	168 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,696
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,570
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	150,016

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	136,515

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	2005	576	C 110	20,016	Avg.	91%	100%	100%	18,215
1 Fr	2005	120	C 110	7,025	Avg.	91%	100%	100%	6,393
Deck	2005	104	C 110	1,030	Avg.	91%	100%	100%	937
1 Fr	2005	30	C 110	1,757	Avg.	91%	100%	100%	1,599
(U)Basement	2005	30	C 110	528	Avg.	91%	100%	100%	480
Open Fr Porch	2005	104	C 110	2,709	Avg.	91%	100%	100%	2,465
1,568 SFLA		87.06 = $/SFLA (4)				Outbuilding Total			30,089

Accpt Land 38,000 **Accepted Bldg** 167,000 **Total** 205,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	03/18/2008
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.35	Acres-Back Land	500.00	175	100%		175
Total Acres 2.35		7,734.04 Per Acre		Land Total		18,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2009	252	E 100	1,890	Avg.	93%	100%	100%	1,758
						Outbuilding Total			1,758

Accpt Land 18,000 **Accepted Bldg** 2,000 **Total** 20,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/03/2006
Sale Price	28,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
4.34	Acres-Back Land	500.00	2,170	100%		2,170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.34		6,335.96 Per Acre		Land Total		40,170

Dwelling Description **Replacement Cost New**

Victorian	Two Story	812 Sqft	Grade C 110	Base	142,662
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,662
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	154,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	140,679

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2006	76	C 110	1,980	Avg.	91%	100%	100%	1,802
Att Gar	2006	672	C 110	15,509	Avg.	91%	100%	100%	14,113
Shed	2006	192	C 100	1,920	Avg.	91%	100%	100%	1,747
Deck	2012	242	C 110	2,396	Avg.	95%	100%	100%	2,276
Canopy	2016	144	E 100	950	Avg.	97%	100%	100%	922
Canopy	2016	384	E 100	2,534	Avg.	97%	100%	100%	2,458
1,624 SFLA		86.63 = $/SFLA (4)				Outbuilding Total			23,318

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

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/15/2005
Sale Price	28,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
6.00	Acres-Back Land	500.00	3,000	100%		3,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.54	Acres-Under Water	.00		100%		0
Total Acres 8.54		4,800.94 Per Acre		Land Total		41,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 110	Base	151,719
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,052
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,862	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	159,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	145,091

Accpt Land	41,000	Accepted Bldg	145,000	Total	186,000

Map/Lot: R18 42-10
Account: 2999 Card: 1 of 1 Location: 100 BALSAM DR

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/05/2006
Sale Price	31,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.38	Acres-Back Land	500.00	190	100%		190
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.38		16,046.22 Per Acre		Land Total		38,190

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	122,834
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,301
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	130,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	118,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2006	320	C 110	8,336	Avg.	91%	100%	100%	7,586
Shed	2012	80	E 100	600	Avg.	95%	100%	100%	570
Shed	2000	120	E 100	900	Avg.	87%	100%	100%	783
Entry	2016	104	C 110	4,004	Avg.	97%	80%	100%	3,107
Gar	2016	1080	C 110	29,557	Avg.	97%	80%	100%	22,936
(F) Gar	2016	1080	C 110	59,400	Avg.	97%	40%	100%	23,047
1,404 SFLA		84.46 = $/SFLA (4)					Outbuilding Total		58,029

Accpt Land 38,000 **Accepted Bldg** 177,000 **Total** 215,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	10/11/2018
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.36	Acres-Back Land	500.00	180	100%		180
Total Acres 2.36		7,703.39 Per Acre		Land Total		18,180

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R19 19- 2
Account: 3001 Card: 1 of 1 Location: 1585 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/25/2004
Sale Price	75,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
1.37	Acres-Wasteland/Bog	100.00	137	100%		137
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.37		9,871.17 Per Acre			Land Total	43,137

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar		1989	864	E 100	16,122	Avg.	80%	100%	100%	12,898
Shed		1989	200	E 100	1,500	Avg.	80%	100%	100%	1,200
Hauser	M/H	1988	14X67	B 100	46,096	Avg.	51%	100%	100%	23,509
Deck		2002	64	C 100	576	Avg.	89%	100%	100%	513
Deck		2002	128	C 100	1,152	Avg.	89%	100%	100%	1,025
938 SFLA			151.48 = $/SFLA (4)					Outbuilding Total		39,145

Accpt Land 43,000 **Accepted Bldg** 39,000 **Total** 82,000

Map/Lot: R 4 3E
Account: 3002 Card: 1 of 1 Location: 229 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/10/2011
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.88	Acres-Baselot (Frct)	10,442.64	19,632	100%		19,632
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		21,080.85 Per Acre		Land Total		39,632

Dwelling Description **Replacement Cost New**

Doublewide	One Story	880 Sqft	Grade E 75	Base	47,623
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	880	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	Standard	Standard	Average	Basic	43,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	100%	36,430

Accpt Land 40,000 **Accepted Bldg** 36,000 **Total** 76,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	10,601.04	19,506	100%		19,506
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		21,470.65 Per Acre		Land Total		39,506

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,248 Sqft	Grade C 110	Base	118,264
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
2004	0	Standard	Standard	Average	Basic	118,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	106,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	48	C 110	475	Avg.	91%	100%	100%	432
Deck	2005	160	C 110	1,584	Avg.	91%	100%	100%	1,441
1,248 SFLA		85.29 = $/SFLA (4)					Outbuilding Total		1,873

Accpt Land 40,000 **Accepted Bldg** 108,000 **Total** 148,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Septic SystemDrilled Well
Street Paved

Sale Data

Sale Date	10/14/2004
Sale Price	39,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.04	Acres-Back Land	500.00	520	100%		520
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.04		13,328.95 Per Acre			Land Total	40,520

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	138,795
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,754
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	151,851

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	138,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2006	266	C 110	15,573	Avg.	91%	100%	100%	14,171
(U)Basement	2006	266	C 110	4,682	Avg.	91%	100%	100%	4,261
Open Fr Porch	2006	133	C 110	3,464	Avg.	91%	100%	100%	3,152
1,680 SFLA		82.25 = $/SFLA (4)					Outbuilding Total		21,584

Accpt Land 41,000 **Accepted Bldg** 160,000 **Total** 201,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/19/2007
Sale Price	200,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	23,852.34	43,888	100%		43,888
0.18	Acres-Wasteland/Bog	100.00	18	100%		18
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		42,527.72 Per Acre		Land Total		85,906

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	154,896
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,974
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	Standard	Standard	Average	Basic	165,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	155,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2010	48	B 100	2,218	Avg.	94%	100%	100%	2,085
Open Fr Porch	2010	112	B 100	3,501	Avg.	94%	100%	100%	3,291
1 Fr	2010	196	B 100	13,769	Avg.	94%	100%	100%	12,943
(U)Basement	2010	196	B 100	4,140	Avg.	94%	100%	100%	3,892
Gar	2014	576	B 100	18,917	Avg.	96%	100%	100%	18,160
(F) Gar	2014	429	B 100	28,314	Avg.	96%	100%	100%	27,181
1,512 SFLA		102.78 = $/SFLA (4)				Outbuilding Total			67,552

Accpt Land 86,000 **Accepted Bldg** 223,000 **Total** 309,000

Map/Lot: R15 30B
Account: 3007 Card: 1 of 1 Location: 89 DAIL LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
7.32	Acres-Back Land	500.00	3,660	100%		3,660
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 9.32		4,469.96 Per Acre		Land Total		41,660

Dwelling Description — Replacement Cost New

Log Home	One Story	693 Sqft	Grade C 100	Base	89,063
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,033
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	6,085
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	Standard	Standard	Average	Basic	96,181

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	86,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	198	C 100	4,689	Avg.	90%	100%	100%	4,220
Entry	2005	96	C 100	3,360	Avg.	91%	100%	100%	3,058
693 SFLA		124.91 = $/SFLA (4)					Outbuilding Total		7,278

Accpt Land 42,000 **Accepted Bldg** 94,000 **Total** 136,000

Map/Lot: R23 23C
Account: 3008 Card: 1 of 1 Location: 1977 OLD AUGUSTA RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.03	Acres-Baselot (Frct)	170,207	5,106	100%		5,106
Total Acres 0.03		170,200.00 Per Acre			Land Total	5,106

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Name: BREWER, JESSE R
BREWER, BARBARA L
Map/Lot: R 1 59B
Account: 3009 Card: 1 of 1 Location: 1062 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/09/2015
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.41	Acres-Back Land	500.00	205	100%		205
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 2.41		29,130.71 Per Acre		Land Total		70,205

Dwelling Description **Replacement Cost New**

Colonial	Two Story	950 Sqft	Grade B 100	Base	191,419
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	195,141

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	175,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2004	584	B 100	16,173	Avg.	90%	100%	100%	14,556
(U)Attic	2004	584	B 100	6,938	Avg.	90%	100%	100%	6,244
Open Fr Porch	2004	49	B 100	1,531	Avg.	90%	100%	100%	1,378
Open Fr Porch	2004	28	B 100	875	Avg.	90%	100%	100%	788
Deck	2004	372	B 100	4,419	Avg.	90%	100%	100%	3,977
1 Fr	2007	140	B 100	9,835	Avg.	92%	100%	100%	9,048
1,900 SFLA		92.44 = $/SFLA (4)				Outbuilding Total			35,991

Accpt Land 70,000 **Accepted Bldg** 212,000 **Total** 282,000

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Above Street
Utilities	Public SewerDrilled Well
Street	Paved

Sale Data

Sale Date	08/11/2016
Sale Price	146,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
0.62	Acres-Road Frontage	3,000.00	1,860	100%		1,860
0.89	Acres-Back Land	500.00	445	100%		445
Total Acres 2.01		19,554.73 Per Acre		Land Total		39,305

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,512 Sqft	Grade D 100	Base	104,080
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	1,659
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,892
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,948
Attic	None			Attic	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	Standard	Standard	Average	Basic	111,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	100,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	324	C 110	3,208	Avg.	91%	100%	100%	2,919
1,512 SFLA		66.42 = $/SFLA (4)				Outbuilding Total			2,919

Accpt Land	39,000	Accepted Bldg	103,000	Total	142,000

Map/Lot: R21 1D
Account: 3011 Card: 1 of 1 Location: 250 VIOLET LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/19/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.04	Acres-Back Land	500.00	1,520	100%		1,520
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.04		7,841.27 Per Acre			Land Total	39,520

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed		1900	272	C 100	2,720	Avg.	62%	100%	100%	1,686
Redman	M/H	1995	14X77	B 100	52,976	Avg.	51%	100%	100%	27,018
MH Slab		2004	1584	C 100	5,370	Avg.	90%	100%	100%	4,833
1.5 Shed		2006	256	E 100	2,438	Avg.	91%	80%	100%	1,775
Shed		2009	160	E 100	1,200	Avg.	93%	100%	100%	1,116
1,078 SFLA			118.22 = $/SFLA (4)				Outbuilding Total			36,428

Accpt Land	40,000	**Accepted Bldg**	36,000	**Total**	76,000

Map/Lot: R 6 37
Account: 3012 Card: 1 of 1 Location: 1 RIVER BEND RD

Neighborhood 22 Exempt Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	None
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 29 0 0 Land Schedule 22

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Land Acreage	.00		100%		0
9.00	# -Lot Imp Rd/P Lot	10,000.00	90.000	100%		90,000
Total Acres 1.30		69,230.77 Per Acre		Land Total		90,000

Accpt Land 90,000 **Accepted Bldg** 0 **Total** 90,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.30	Acres-Road Frontage	3,000.00	9,900	100%		9,900
61.82	Acres-Back Land	500.00	30,910	100%		30,910
6.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 73.12		1,105.17 Per Acre		Land Total		80,810

Dwelling Description — Replacement Cost New

Ranch	One Story	1,904 Sqft	Grade C 110	Base	163,070
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	33,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,121
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	202,293

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	186,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 16	2005	1600	C 110	97,856	Avg.	91%	100%	100%	89,049
Gar	2005	560	C 110	15,326	Avg.	91%	200%	100%	27,894
Open Shed	2006	480	C 110	4,224	Avg.	91%	200%	100%	7,688
Open Fr Porch	2007	48	C 110	1,250	Avg.	92%	100%	100%	1,150
Att Gar	2007	672	C 110	15,508	Avg.	92%	100%	100%	14,267
Open Fr Porch	2007	256	C 110	6,668	Avg.	92%	100%	100%	6,135
Deck	2007	568	C 110	5,623	Avg.	92%	100%	100%	5,173
Patio	2008	1290	C 110	6,868	Avg.	93%	100%	100%	6,387
Shed	2015	200	C 110	2,200	Avg.	97%	100%	100%	2,134
Deck	2016	240	C 110	2,376	Avg.	97%	100%	100%	2,305
1,904 SFLA		97.75 = $/SFLA (4)					Outbuilding Total		162,182

Accpt Land 81,000 **Accepted Bldg** 348,000 **Total** 429,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 16	2010	2150	C 110	131,494	Avg.	94%	100%	100%	123,604
Canopy	2010	250	C 110	2,420	Avg.	94%	100%	100%	2,275
2 Att Gar	2016	1152	C 110	43,059	Avg.	97%	100%	100%	41,767
Swimming Pool	2016	576	C 110	21,821	Avg.	97%	40%	100%	8,466
Patio	2016	3000	C 110	15,972	Avg.	97%	40%	100%	6,197
1,904 SFLA		97.75 = $/SFLA (4)					Outbuilding Total		182,309

Accpt Land 0 **Accepted Bldg** 182,000 **Total** 182,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	81,000	348,000	429,000	81,000	348,000	429,000
2	0	182,000	182,000	0	182,000	182,000
TOTAL	81,000	530,000	611,000	81,000	530,000	611,000

Map/Lot: U13 11E
Account: 3014 Card: 1 of 1 Location: 869 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	WELLHEAD PROTECTION SHORELAND LR
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	12/14/2004
Sale Price	44,100
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	50%		17,500
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
3.62	Acres-Back Land	500.00	1,810	100%		1,810
Total Acres 6.62		3,370.09 Per Acre		Land Total		22,310

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R20 34
Account: 3015 Card: 1 of 1 Location: 233 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/31/2007
Sale Price	120,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	560 Sqft	Grade C 100	Base	82,017
Exterior	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	2003	Standard	Standard	Average	Basic	83,897

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	82,219

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	168	C 100	3,978	Avg.	89%	100%	100%	3,540
840 SFLA		97.88 = $/SFLA (4)				Outbuilding Total			3,540

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

Map/Lot: R13 33A
Account: 3019 Card: 1 of 1 Location: 311 GOSHEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	08/09/2016
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.07	Acres-Road Frontage	3,000.00	210	100%		210
11.31	Acres-Back Land	500.00	5,655	100%		5,655
Total Acres 13.38		1,933.11 Per Acre			Land Total	25,865

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Map/Lot: R20 17- 1
Account: 3020 Card: 1 of 1 Location: 1370 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/14/2010
Sale Price	79,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.66	Acres-Road Frontage	3,000.00	1,980	100%		1,980
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.66		15,781.95 Per Acre		Land Total		41,980

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,566 Sqft	Grade E 100	Base	95,444
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,750
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	99,309

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	90,371

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	52	C 100	468	Avg.	91%	100%	100%	426
1,566 SFLA		57.71 = $/SFLA (4)				Outbuilding Total			426

Accpt Land 42,000 **Accepted Bldg** 91,000 **Total** 133,000

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use	RURAL
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Reference 1	
Reference 2	1980 TITAN 14 X 70
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	26 70 0 Land Schedule 21

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1980	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
924 SFLA		119.62 = $/SFLA (4)				Outbuilding Total			20,162

Accpt Land	0	**Accepted Bldg**	20,000	**Total**	20,000

Name: PENNEY, BONNIE L
PAPINEAU, LINDA H

Map/Lot: U 2 20A-47
Account: 3026 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 47

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2014
Sale Price	2,750
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	1991 TITAN 14X70 10-1-13 $2,750
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan.....M/H	1991	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
924 SFLA		135.65 = $/SFLA (4)				Outbuilding Total			14,810

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Map/Lot: U 2 20A-29
Account: 3027 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 29

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	2005	14X76	B 100	52,288	Avg.	51%	100%	100%	26,667
Shed		2005	64	E 100	480	Poor	84%	100%	100%	403
1,064 SFLA			142.87 = $/SFLA (4)				Outbuilding Total			27,070

Accpt Land 0 **Accepted Bldg** 27,000 **Total** 27,000

Map/Lot: R 6 8E-41
Account: 3028 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 41

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford Economy	1981	14X66	B 100	45,408	Poor	30%	100%	100%	13,622
924 SFLA		179.26 = $/SFLA (4)					Outbuilding Total		13,622

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Map/Lot: R 3 11D
Account: 3030 Card: 1 of 1 Location: 150 LEDGES CIRCLE RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL RURAL
Topography	Rolling
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	07/15/2005
Sale Price	61,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
7.43	Acres-Road Frontage	3,000.00	22,290	100%		22,290
Total Acres 9.43		4,749.73 Per Acre		Land Total		44,790

Accpt Land	45,000	**Accepted Bldg**	0	**Total**	45,000

Map/Lot: R20 39C
Account: 3031 Card: 1 of 1 Location: 185 JACKSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	06/09/2014
Sale Price	154,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	9,469.01	17,612	100%		17,612
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		20,221.51 Per Acre		Land Total		37,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2008	952	C 100	23,686	Avg.	93%	100%	100%	22,028
(F) Gar	2008	952	C 100	47,600	Avg.	93%	100%	100%	44,268
Deck	2008	128	C 100	1,152	Avg.	93%	100%	100%	1,071
Deck	2008	72	C 100	648	Avg.	93%	100%	100%	603
Shed	2012	120	C 100	1,200	Avg.	95%	100%	100%	1,140
						Outbuilding Total			69,110

Accpt Land 38,000 **Accepted Bldg** 69,000 **Total** 107,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
191	$/LF -Water Frontage	150.00	28,650	100%		28,650
1.91	Acres-Water Acreage	.00		100%		0
0.42	Acres-Wasteland/Bog	100.00	42	100%		42
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 4.33		47,042.03 Per Acre		Land Total		203,692

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,170 Sqft	Grade C 110	Base	181,238
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,173
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,557
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Open	190,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	171,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	55	C 110	544	Avg.	90%	100%	100%	490
2,170 SFLA		78.83 = $/SFLA (4)					Outbuilding Total		490

Accpt Land 204,000 **Accepted Bldg** 172,000 **Total** 376,000

Map/Lot: R17 15C
Account: 3033 Card: 1 of 1 Location: 1852 WAGNER BRIDGE RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	11/04/2005
Sale Price	48,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
1.94	Acres-Back Land	500.00	970	100%		970
Total Acres 3.94		9,129.44 Per Acre		Land Total		35,970

Accpt Land 36,000 **Accepted Bldg** 0 **Total** 36,000

Map/Lot: R16 62G
Account: 3034 Card: 1 of 1 Location: 1 CONTROVERSY LN

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Reference 1	
Reference 2	
Tran/Land/Bldg	9 9 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	29 0 0
Land Schedule	23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.50	Acres-Land Acreage	.00		100%		0
38.00	R/W -Right of Way	10,000.00	380.000	40%		152,000
Total Acres 4.50		33,777.78 Per Acre			Land Total	152,000

Accpt Land	152,000	**Accepted Bldg**	0	**Total**	152,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	11/18/2011
Sale Price	95,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FARMLAND 2018		
Reference 2	FARMLAND 2018		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
20.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
4.00	Acres-Pasture F&O	350.00	1,400	100%		1,400
50.00	Acres-Softwood F&O	337.00	16,850	100%		16,850
76.65	Acres-Mixed Wood F&O	408.00	31,273	100%		31,273
4.00	Acres-Hardwood F&O	263.00	1,052	100%		1,052
Total Acres 156.65		542.45 Per Acre		Land Total		84,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Gar	2013	768	E 100	18,196	Avg.	96%	100%	100%	17,468
Barn	2014	1280	E 100	18,048	Avg.	96%	100%	100%	17,326
(F) Gar	2014	1280	E 100	48,000	Avg.	96%	100%	100%	46,080
(F)Attic	2014	256	E 100	4,800	Avg.	96%	100%	100%	4,608
Canopy	2014	480	E 100	3,168	Avg.	96%	100%	100%	3,041
Shed	2015	384	E 100	2,880	Avg.	97%	100%	100%	2,794
1.5 Barn	2016	2592	E 100	46,403	Avg.	97%	100%	100%	45,011
Solar Panel	2016	16	C 100	3,200	Avg.	97%	100%	100%	3,104
Solar Panel	2017	18	C 100	3,600	Avg.	97%	100%	100%	3,492
								Outbuilding Total	142,924

Accpt Land 85,000 **Accepted Bldg** 143,000 **Total** 228,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/19/2005
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	70%		31,500
1.53	Acres-Road Frontage	3,000.00	4,590	100%		4,590
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.53		15,889.52 Per Acre		Land Total		56,090

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	1,176 Sqft	Grade C 110	Base	182,939
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,855
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
Attic	None			Attic	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	Standard	Standard	Average	Basic	192,998

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	175,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2005	720	C 110	16,616	Avg.	91%	100%	100%	15,121
(U)Attic	2005	720	C 110	7,128	Avg.	91%	100%	100%	6,486
Shed	2003	120	C 100	1,200	Avg.	89%	100%	100%	1,068
2,352 SFLA		74.67 = $/SFLA (4)				Outbuilding Total			22,675

Accpt Land 56,000 **Accepted Bldg** 198,000 **Total** 254,000

Map/Lot: R 5 3B
Account: 3037 Card: 1 of 1 Location: 85 WEST RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	09/12/2005
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.24	Acres-Road Frontage	3,000.00	720	100%		720
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.24		17,285.71 Per Acre		Land Total		38,720

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	138,795
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,844
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	147,809

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	134,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2005	96	C 110	2,501	Avg.	91%	100%	100%	2,276
1 Fr	2005	256	C 110	14,987	Avg.	91%	100%	100%	13,638
(U)Basement	2005	256	C 110	4,506	Avg.	91%	100%	100%	4,100
1 Fr	2005	288	C 110	16,860	Avg.	91%	100%	100%	15,343
(U)Basement	2005	288	C 110	5,069	Avg.	91%	100%	100%	4,613
Deck	2005	240	C 110	2,376	Avg.	91%	100%	100%	2,162
1.5 Gar	2005	672	C 110	23,351	Avg.	91%	100%	100%	21,249
1,680 SFLA		80.06 = $/SFLA (4)				Outbuilding Total			63,381

Accpt Land 39,000 **Accepted Bldg** 198,000 **Total** 237,000

Map/Lot: R 5 3D
Account: 3038 Card: 1 of 1 Location: 110 WEST RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/12/2005
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.32	Acres-Back Land	500.00	160	100%		160
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.32		16,448.28 Per Acre		Land Total		38,160

Dwelling Description **Replacement Cost New**

Cape Cod	Two Story	1,080 Sqft	Grade C 110	Base	172,316
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,540
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	181,026

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	164,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	2005	144	C 110	10,705	Avg.	91%	100%	100%	9,742
(U)Basement	2005	144	C 110	2,534	Avg.	91%	100%	100%	2,306
Open Fr Porch	2005	576	C 110	15,004	Avg.	91%	100%	100%	13,654
Overhang	2005	20	C 110	761	Avg.	91%	100%	100%	693
1 Fr	2005	96	C 110	5,620	Avg.	91%	100%	100%	5,114
(U)Basement	2005	96	C 110	1,690	Avg.	91%	100%	100%	1,538
Gar	2005	576	C 110	15,764	Avg.	91%	100%	100%	14,345
(F) Gar	2005	576	C 110	31,680	Avg.	91%	100%	100%	28,829
Shed	2005	96	C 110	1,056	Avg.	91%	100%	100%	961
2,160 SFLA		76.27 = $/SFLA (4)				Outbuilding Total			77,182

Accpt Land 38,000 **Accepted Bldg** 242,000 **Total** 280,000

Map/Lot: R 3 33A
Account: 3039 Card: 1 of 1 Location: 451 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.90	Acres-Road Frontage	3,000.00	5,700	100%		5,700
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.90		11,717.95 Per Acre		Land Total		45,700

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	952 Sqft	Grade C 100	Base	143,776
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,837
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	149,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	138,973

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2012	720	E 100	4,860	Avg.	95%	100%	100%	4,617
Shed	2013	100	E 100	750	Avg.	96%	100%	100%	720
1,904 SFLA		72.99 = $/SFLA (4)				Outbuilding Total			5,337

Accpt Land 46,000 **Accepted Bldg** 144,000 **Total** 190,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/27/2007
Sale Price	200,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.29	Acres-Baselot (Frct)	13,592.78	17,535	100%		17,535
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.29		29,096.90 Per Acre			Land Total	37,535

Dwelling Description

Colonial	Two Story	812 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	142,662
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,662
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	154,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	140,679

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2005	196	C 110	5,105	Avg.	91%	100%	100%	4,646
Deck	2005	240	C 110	2,376	Avg.	91%	100%	100%	2,162
1.75 Att Gar	2005	624	C 110	20,736	Avg.	91%	100%	100%	18,870
1,624 SFLA		86.63 = $/SFLA (4)					Outbuilding Total		25,678

Accpt Land	38,000	**Accepted Bldg**	166,000	**Total**	204,000

Map/Lot: R17 45A
Account: 3042 Card: 1 of 1 Location: 1992 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	LevelLevel
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/23/1998
Sale Price	110,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.93	Acres-Road Frontage	3,000.00	5,790	100%		5,790
3.88	Acres-Back Land	500.00	1,940	100%		1,940
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 7.81		6,751.60 Per Acre			Land Total	52,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 8	1850	1800	C 100	79,830	Avg.	62%	100%	100%	49,495
(F)Attic	1850	900	C 100	22,500	Avg.	62%	100%	100%	13,950
Warehouse 16	1972	5000	E 100	118,238	Fair	63%	100%	100%	74,490
							Outbuilding Total		137,935

Accpt Land 53,000 **Accepted Bldg** 138,000 **Total** 191,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/24/2018
Sale Price	100,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.12	Acres-Road Frontage	3,000.00	360	100%		360
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.12		19,037.74 Per Acre			Land Total	40,360

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade E 75	Base	69,697
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,413
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,267
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	66,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	61,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1991	126	C 100	1,134	Avg.	82%	100%	100%	930
Shed	1991	81	E 100	608	Avg.	82%	100%	100%	499
Deck	2013	144	C 100	1,296	Avg.	96%	100%	100%	1,244
1,512 SFLA		40.68 = $/SFLA (4)					Outbuilding Total		2,673

Accpt Land 40,000 **Accepted Bldg** 64,000 **Total** 104,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/29/1982
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
4.67	Acres-Back Land	500.00	2,335	100%		2,335
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.67		6,047.23 Per Acre		Land Total		40,335

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,377 Sqft	Grade E 75	Base	64,981
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	60,727

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	55,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2005	576	E 100	10,748	Avg.	91%	100%	100%	9,781
Shed	2005	160	E 100	1,200	Avg.	91%	100%	100%	1,092
Shed	2005	160	E 100	1,200	Avg.	91%	100%	100%	1,092
Metal Building	2006	1500	C 100	35,625	Avg.	91%	100%	100%	32,419
1,377 SFLA		40.13 = $/SFLA (4)				Outbuilding Total			44,384

Accpt Land 40,000 **Accepted Bldg** 100,000 **Total** 140,000

Map/Lot: R19 22B
Account: 3045 Card: 1 of 1 Location: 1215 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	06/24/2005
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.48	Acres-Road Frontage	3,000.00	10,440	100%		10,440
12.87	Acres-Back Land	500.00	6,435	100%		6,435
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.35		3,099.46 Per Acre			Land Total	56,875

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,232 Sqft	Grade C 110	Base	117,171
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,019
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
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
2014	0	Standard	Standard	Average	Basic	122,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	117,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	2006	260	C 100	4,888	Avg.	91%	200%	100%	8,896
1.75 Shed	2007	336	E 100	3,628	Avg.	92%	100%	100%	3,338
1,232 SFLA		95.29 = $/SFLA (4)				Outbuilding Total			12,234

Accpt Land 57,000 **Accepted Bldg** 130,000 **Total** 187,000

Map/Lot: R20 29A
Account: 3046 Card: 1 of 1 Location: 57 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan.....M/H	1991	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
Entry	2006	84	E 100	2,205	Poor	85%	100%	100%	1,874
924 SFLA		143.08 = $/SFLA (4)					Outbuilding Total		16,684

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.07	Acres-Baselot (Frct)	15,493.60	16,578	100%		16,578
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.07		34,185.05 Per Acre		Land Total		36,578

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	130,372
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	140,050

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	80%	100%	101,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Barn	1780	900	E 100	18,272	Fair	54%	100%	100%	9,867
Open Shed	1780	126	E 100	756	Fair	54%	100%	100%	408
Shed	1900	25	E 100	188	Fair	54%	100%	100%	102
Deck	2006	64	E 100	432	Fair	88%	100%	100%	380
1,512 SFLA		67.43 = $/SFLA (4)					Outbuilding Total		10,757

Accpt Land 37,000 **Accepted Bldg** 113,000 **Total** 150,000

Map/Lot: R18 3D
Account: 3048 Card: 1 of 1 Location: 1343 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/10/2014
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.38	Acres-Road Frontage	3,000.00	1,140	100%		1,140
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.38		17,285.71 Per Acre		Land Total		41,140

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	138,795
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,754
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
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
2014	0	Standard	Standard	Average	Basic	146,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	140,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2014	30	C 110	1,155	Avg.	96%	100%	100%	1,109
Deck	2014	400	C 110	3,960	Avg.	96%	100%	100%	3,802
1,680 SFLA		83.84 = $/SFLA (4)				Outbuilding Total			4,911

Accpt Land 41,000 **Accepted Bldg** 146,000 **Total** 187,000

Map/Lot: R12 29A
Account: 3049 Card: 1 of 1 Location: 1149 GOSHEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/12/2005
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17,555	100%		17,555
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 1.84		24,758.15 Per Acre		Land Total		45,555

Accpt Land 46,000 **Accepted Bldg** 0 **Total** 46,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/05/2005
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.04		18,686.27 Per Acre		Land Total		38,120

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade E 75	Base	69,697
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,413
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	64,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	59,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2005	132	C 100	4,620	Avg.	91%	100%	100%	4,204
Canopy	2005	48	C 100	422	Avg.	91%	100%	100%	384
Gar	2005	672	C 100	16,719	Avg.	91%	100%	100%	15,214
Shed	2005	64	E 100	480	Avg.	91%	100%	100%	437
1,512 SFLA		39.04 = $/SFLA (4)					Outbuilding Total		20,239

Accpt Land 38,000 **Accepted Bldg** 79,000 **Total** 117,000

Map/Lot: R 2 51A
Account: 3051 Card: 1 of 1 Location: 493 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	SHORELAND RP RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	11/06/2015
Sale Price	19,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
7.00	Acres-Back Land	500.00	3,500	100%		3,500
1.00	Acres-Under Water	.00		100%		0
Total Acres 10.00		2,600.00 Per Acre		Land Total		26,000

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
3.62	Acres-Back Land	500.00	1,810	100%		1,810
4.00	Acres-Under Water	.00		100%		0
Total Acres 9.62		3,306.65 Per Acre		Land Total		31,810

Accpt Land 32,000 **Accepted Bldg** 0 **Total** 32,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Baselot (Frct)	87,649.86	7,888	20%		1,578
Total Acres 0.09		17,533.33 Per Acre			Land Total	1,578

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/10/2006
Sale Price	34,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.51	Acres-Baselot (Frct)	12,174.11	18,383	100%		18,383
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.51		25,419.21 Per Acre		Land Total		38,383

Dwelling Description **Replacement Cost New**

Bi Level	One Story	1,350 Sqft	Grade C 110	Base	125,231
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,213
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
2005	0	Standard	Standard	Average	Basic	127,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	115,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Overhang	2005	18	C 110	685	Avg.	91%	100%	100%	623
Overhang	2005	24	C 110	913	Avg.	91%	100%	100%	831
Deck	2005	32	C 110	317	Avg.	91%	100%	100%	288
Shed	2011	96	E 100	720	Avg.	94%	100%	100%	677
Canopy	2011	96	E 100	634	Avg.	94%	100%	100%	596
1,350 SFLA		85.91 = $/SFLA (4)				Outbuilding Total			3,015

Accpt Land 38,000 **Accepted Bldg** 119,000 **Total** 157,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/16/2016
Sale Price	125,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.88	Acres-Baselot (Frct)	10,442.64	19,632	100%		19,632
0.30	Acres-Wasteland/Bog	100.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.18		18,193.58 Per Acre		Land Total		39,662

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,434 Sqft	Grade D 100	Base	100,012
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,082
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	93,299

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	84,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2006	78	D 100	1,551	Avg.	91%	100%	100%	1,411
Deck	2006	240	C 100	2,160	Avg.	91%	100%	100%	1,966
Gar	2017	576	C 100	14,331	Avg.	97%	100%	100%	13,901
1,434 SFLA		59.21 = $/SFLA (4)				Outbuilding Total			17,278

Accpt Land 40,000 **Accepted Bldg** 102,000 **Total** 142,000

Map/Lot: R16 55- 1
Account: 3056 Card: 1 of 1 Location: 62 SUNSET RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/22/2016
Sale Price	71,150
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.97	Acres-Baselot (Frct)	9,095.72	17,919	100%		17,919
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.97		19,248.22 Per Acre		Land Total		37,919

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,188 Sqft	Grade E 100	Base	77,840
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,718
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	73,237

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	92%	100%	100%	67,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2009	100	E 100	750	Avg.	93%	100%	100%	698
1,188 SFLA		56.72 = $/SFLA (4)				Outbuilding Total			698

Accpt Land 38,000 **Accepted Bldg** 68,000 **Total** 106,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/20/2016
Sale Price	74,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.95	Acres-Baselot (Frct)	9,160.92	17,864	100%		17,864
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.95		19,417.44 Per Acre		Land Total		37,864

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade E 75	Base	65,925
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,955
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	61,556

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	56,016

Accpt Land	38,000	Accepted Bldg	56,000	Total	94,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Septic System
Street Right-Of-Way

Sale Data

Sale Date	05/13/2016
Sale Price	86,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.93	Acres-Baselot (Frct)	9,227.27	17,809	100%		17,809
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.93		19,590.16 Per Acre		Land Total		37,809

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,350 Sqft	Grade E 75	Base	64,038
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	59,898

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	91%	100%	100%	54,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2010	144	E 100	1,080	Avg.	94%	100%	100%	1,015
1,350 SFLA		40.38 = $/SFLA (4)				Outbuilding Total			1,015

Accpt Land	38,000	**Accepted Bldg**	56,000	**Total**	94,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/15/2007
Sale Price	112,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.60		15,307.69 Per Acre		Land Total		39,800

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,782 Sqft	Grade E 75	Base	79,127
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,558
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	73,155

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	66,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	360	E 100	2,430	Avg.	91%	100%	100%	2,211
Shed	2005	192	E 100	1,440	Avg.	91%	100%	100%	1,310
Shed	2010	320	E 100	2,400	Avg.	94%	100%	100%	2,256
1,782 SFLA		37.36 = $/SFLA (4)				Outbuilding Total			5,777

Accpt Land	40,000	Accepted Bldg	72,000	Total	112,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/15/2009
Sale Price	124,424
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.97	Acres-Baselot (Frct)	9,095.72	17,919	100%		17,919
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.97		19,248.22 Per Acre		Land Total		37,919

Dwelling Description

Doublewide	One Story	1,728 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	115,346
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	4,738
Attic	None			Attic	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	Standard	Standard	Average	Basic	109,140

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	102,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2010	64	D 100	484	Avg.	94%	100%	100%	455
Shed	2013	100	E 100	750	Fair	94%	100%	100%	705
1,728 SFLA		59.37 = $/SFLA (4)					Outbuilding Total		1,160

Accpt Land	38,000	**Accepted Bldg**	104,000	**Total**	142,000

Map/Lot: R16 57- 4
Account: 3061 Card: 1 of 1 Location: 25 TURKEY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	02/09/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.02	Acres-Road Frontage	3,000.00	60	100%		60
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		18,841.58 Per Acre		Land Total		38,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH Slab	2007	1064	C 100	3,607	Avg.	92%	100%	100%	3,318
						Outbuilding Total			3,318

Accpt Land	38,000	**Accepted Bldg**	3,000	**Total**	41,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	09/01/2009
Sale Price	32,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.01	Acres-Road Frontage	3,000.00	6,030	100%		6,030
Total Acres 4.01		5,992.52 Per Acre		Land Total		24,030

Accpt Land 24,000 **Accepted Bldg** 0 **Total** 24,000

Map/Lot: R17 48A
Account: 3063 Card: 1 of 1 Location: 1891 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
4.20	Acres-Road Frontage	3,000.00	12,600	100%		12,600
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.20		10,903.23 Per Acre		Land Total		67,600

Dwelling Description — Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade C 100	Base	118,122
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,086
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	123,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	111,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(U)Attic	2005	728	C 110	7,207	Avg.	91%	100%	100%	6,558
Open Fr Porch	2005	156	C 110	4,063	Avg.	91%	100%	100%	3,697
Deck	2007	468	C 110	4,633	Avg.	92%	100%	100%	4,262
Att Gar	2009	576	C 110	13,293	Avg.	93%	100%	100%	12,362
Shed	2011	240	C 110	2,640	Avg.	94%	100%	100%	2,482
1,400 SFLA		79.97 = $/SFLA (4)					Outbuilding Total		29,361

Accpt Land 68,000 **Accepted Bldg** 141,000 **Total** 209,000

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 3 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	75,263.62	149,775	100%		149,775
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 1.99		77,776.38 Per Acre		Land Total		154,775

Accpt Land 155,000 **Accepted Bldg** 0 **Total** 155,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Baselot (Frct)	23,322.55	44,313	100%		44,313
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.90		33,848.95 Per Acre		Land Total		64,313

Accpt Land 64,000 **Accepted Bldg** 0 **Total** 64,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.35	Acres-Road Frontage	3,000.00	4,050	100%		4,050
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
5.68	Acres-Back Land	500.00	2,840	100%		2,840
Total Acres 9.03		5,192.69 Per Acre			Land Total	46,890

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,560 Sqft	Grade C 110	Base	139,574
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,557
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	149,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	138,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2008	952	C 110	21,970	Avg.	93%	100%	100%	20,432
Entry	2008	30	C 110	1,155	Avg.	93%	100%	100%	1,074
Deck	2008	144	C 110	1,426	Avg.	93%	100%	100%	1,326
Open Fr Porch	2008	114	C 110	2,970	Avg.	93%	100%	100%	2,762
Shed	2012	160	C 100	1,600	Avg.	95%	100%	100%	1,520
1,560 SFLA		89.02 = $/SFLA (4)					Outbuilding Total		27,114

Accpt Land 47,000 **Accepted Bldg** 166,000 **Total** 213,000

Map/Lot: R 9 91C
Account: 3068 Card: 1 of 1 Location: 300 DEAVER RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Sale Data

Sale Date	10/26/2005
Sale Price	66,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
3.55	Acres-Road Frontage	3,000.00	10,650	100%		10,650
Total Acres 5.55		10,027.03 Per Acre			Land Total	55,650

Accpt Land 56,000 **Accepted Bldg** 0 **Total** 56,000

Map/Lot: R11 28
Account: 3069 Card: 1 of 1 Location: 1600 FINNTOWN RD

Neighborhood 2	Rural Paved 2		
Zoning/Use	RURAL		
Topography	Level		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land	31,000	**Bldg Override**	0	**Total**	31,000

Map/Lot: R 5 29G
Account: 3070 Card: 1 of 1 Location: 607 BREMEN RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street None

Sale Data

Sale Date	09/26/2005
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	70%		12,600
0.07	Acres-Back Land	500.00	35	100%		35
Total Acres 2.07		6,103.86 Per Acre		Land Total		12,635

Accpt Land 13,000 **Accepted Bldg** 0 **Total** 13,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	10/26/2012
Sale Price	13,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	10,765.40	19,378	100%		19,378
0.68	Acres-Wasteland/Bog	100.00	68	100%		68
Total Acres 2.48		7,841.13 Per Acre		Land Total		19,446

Accpt Land 19,000 **Accepted Bldg** 0 **Total** 19,000

Neighborhood 3	Rural Dirt 2
Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/27/2009
Sale Price	22,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	14,620.54	14,621	100%		14,621
0.92	Acres-Wasteland/Bog	100.00	92	100%		92
Total Acres 1.92		7,663.02 Per Acre		Land Total		14,713

Accpt Land	15,000	**Accepted Bldg**	0	**Total**	15,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	07/16/2018
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.56	Acres-Baselot (Frct)	10,709.67	16,707	100%		16,707
0.28	Acres-Wasteland/Bog	100.00	28	100%		28
Total Acres 1.84		9,095.11 Per Acre		Land Total		16,735

Accpt Land 17,000 **Accepted Bldg** 0 **Total** 17,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/14/2007
Sale Price	33,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.63	Acres-Baselot (Frct)	10,385.61	16,929	100%		16,929
0.22	Acres-Wasteland/Bog	100.00	22	100%		22
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.85		19,973.51 Per Acre		Land Total		36,951

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,176 Sqft	Grade C 110	Base	162,735
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,373
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	169,210

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	153,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2005	96	C 110	2,500	Avg.	91%	100%	100%	2,275
2,058 SFLA		74.82 = $/SFLA (4)				Outbuilding Total			2,275

Accpt Land 37,000 **Accepted Bldg** 156,000 **Total** 193,000

Map/Lot: R15 6- 5
Account: 3075 Card: 1 of 1 Location: 109 BACKMEADOW RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2007
Sale Price	32,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.93	Acres-Baselot (Frct)	9,227.27	17,809	100%		17,809
0.05	Acres-Wasteland/Bog	100.00	5	100%		5
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.98		19,097.98 Per Acre		Land Total		37,814

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	950 Sqft	Grade C 110	Base	140,506
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,724
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,662	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	143,230

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	93%	80%	100%	106,563

Accpt Land 38,000 **Accepted Bldg** 107,000 **Total** 145,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/09/2012
Sale Price	148,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.93	Acres-Baselot (Frct)	9,227.27	17,809	100%		17,809
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.93		19,590.16 Per Acre		Land Total		37,809

Dwelling Description — **Replacement Cost New**

Modular Home	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	157,227
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,212
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	163,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	80%	100%	119,058

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2017	320	E 100	2,112	Avg.	97%	100%	100%	2,049
1,960 SFLA		60.74 = $/SFLA (4)				Outbuilding Total			2,049

Accpt Land	38,000	**Accepted Bldg**	121,000	**Total**	159,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	08/24/2018
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Baselot (Frct)	12,230.86	18,346	100%		18,346
0.37	Acres-Wasteland/Bog	100.00	37	100%		37
Total Acres 1.87		9,830.48 Per Acre		Land Total		18,383

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/07/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	9,688.86	17,440	100%		17,440
0.08	Acres-Wasteland/Bog	100.00	8	100%		8
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		19,919.15 Per Acre		Land Total		37,448

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,700 Sqft	Grade C 110	Base	149,136
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,786
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	155,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	141,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	192	C 110	1,901	Avg.	91%	100%	100%	1,730
Deck	2006	32	C 110	317	Avg.	91%	100%	100%	288
Shed	2016	192	E 100	1,440	Avg.	97%	100%	100%	1,397
1,700 SFLA		82.98 = $/SFLA (4)				Outbuilding Total			3,415

Accpt Land	37,000	Accepted Bldg	144,000	Total	181,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/20/2008
Sale Price	26,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.65	Acres-Baselot (Frct)	10,297.33	16,991	100%		16,991
0.22	Acres-Wasteland/Bog	100.00	22	100%		22
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.87		19,793.05 Per Acre		Land Total		37,013

Dwelling Description

				Replacement Cost New	
Modular Home	Two Story	984 Sqft	Grade C 110	Base	161,694
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,226
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
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**
2012	0	Standard	Standard	Average	Basic	170,090

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	95%	100%	100%	161,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Open Fr Porch	2012	56	C 110	2,363	Avg.	95%	100%	100%	2,245
1,968 SFLA		82.11 = $/SFLA (4)				Outbuilding Total			2,245

Accpt Land 37,000 **Accepted Bldg** 164,000 **Total** 201,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/08/2015
Sale Price	23,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.81	Acres-Baselot (Frct)	9,651.36	17,469	100%		17,469
0.05	Acres-Wasteland/Bog	100.00	5	100%		5
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		20,147.31 Per Acre		Land Total		37,474

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,248 Sqft	Grade C 110	Base	169,816
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,580
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	Standard	Standard	Average	Basic	178,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	173,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2016	72	C 110	1,876	Avg.	97%	100%	100%	1,820
Deck	2016	280	C 110	2,772	Avg.	97%	100%	100%	2,689
2,184 SFLA		79.31 = $/SFLA (4)				Outbuilding Total			4,509

Accpt Land 37,000 **Accepted Bldg** 178,000 **Total** 215,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/14/2007
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.95	Acres-Baselot (Frct)	9,160.92	17,864	100%		17,864
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.95		19,417.44 Per Acre		Land Total		37,864

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	129,080
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	136,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	127,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2009	320	C 110	3,168	Avg.	93%	100%	100%	2,946
Shed	2014	96	C 110	1,056	Avg.	96%	100%	100%	1,014
1,512 SFLA		84.10 = $/SFLA (4)					Outbuilding Total		3,960

Accpt Land 38,000 **Accepted Bldg** 131,000 **Total** 169,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/28/2015
Sale Price	27,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.72	Acres-Back Land	500.00	360	100%		360
3.58	Acres-Wasteland/Bog	100.00	358	100%		358
Total Acres 6.30		2,971.11 Per Acre		Land Total		18,718

Accpt Land 19,000 **Accepted Bldg** 0 **Total** 19,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/02/2005
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	42,195.65	9,283	100%		9,283
2.64	Acres-Wasteland/Bog	100.00	264	100%		264
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 2.86		6,834.62 Per Acre			Land Total	19,547

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,650 Sqft	Grade E 100	Base	99,355
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,331
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,819
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	Standard	Standard	Average	Basic	88,205

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	50%	100%	40,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1990	96	E 100	720	Avg.	81%	100%	100%	583
Shed	1990	144	E 100	1,080	Avg.	81%	100%	100%	875
Shed	1990	288	C 100	2,880	Avg.	81%	100%	100%	2,333
Canopy	1990	120	C 100	1,056	Avg.	81%	100%	100%	855
Entry	2007	127	E 100	3,334	Avg.	92%	50%	100%	1,534
Cover-It	2016	240	C 100	480	Avg.	97%	200%	100%	932
1,650 SFLA		24.32 = $/SFLA (4)					Outbuilding Total		7,112

Accpt Land 20,000 **Accepted Bldg** 47,000 **Total** 67,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	12/19/2005
Sale Price	23,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
Total Acres 2.04		9,862.75 Per Acre		Land Total		20,120

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Map/Lot: R 3 42
Account: 3085 Card: 1 of 1 Location: 3 LEDGES CIRCLE RD

Neighborhood 3	Rural Dirt 2		
Zoning/Use	SHORELAND LR RURAL		
Topography	Rolling		
Utilities			
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land	3,000	**Accepted Bldg**	0	**Total**	3,000

Map/Lot: R 3 42B
Account: 3086 Card: 1 of 1 Location: 800 SPRAGUE RD

Neighborhood 8	Residential Pond 2		
Zoning/Use	SHORELAND LR RURAL		
Topography	Rolling		
Utilities	Drilled Well		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	8

Land	25,000	**Accepted Bldg**	0	**Total**	25,000

Map/Lot: R19 7
Account: 3087 Card: 1 of 1 Location: 1450 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/10/2004
Sale Price	65,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.97	Acres-Road Frontage	3,000.00	8,910	100%		8,910
1.22	Acres-Back Land	500.00	610	100%		610
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 6.19		9,938.61 Per Acre		Land Total		61,520

Dwelling Description

Modular Home	One & 1/2 Story	1,232 Sqft	Grade B 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	197,486
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,998
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,189
Attic	None			Attic	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	Standard	Standard	Average	Basic	209,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	203,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2015	288	B 110	3,763	Avg.	97%	100%	100%	3,650
1 Fr	2015	768	B 110	59,347	Avg.	97%	100%	100%	57,567
(U)Basement	2015	768	B 110	17,842	Avg.	97%	100%	100%	17,307
(U)Attic	2015	384	B 110	5,018	Avg.	97%	100%	100%	4,867
Deck	2015	24	B 110	314	Avg.	97%	100%	100%	305
Deck	2015	136	B 110	1,778	Avg.	97%	100%	100%	1,725
1,848 SFLA		110.06 = $/SFLA (4)				Outbuilding Total			85,421

Accpt Land 62,000 **Accepted Bldg** 289,000 **Total** 351,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/14/2010
Sale Price	162,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Road Frontage	3,000.00	3,000	100%		3,000
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		8,640.00 Per Acre			Land Total	43,200

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,512 Sqft	Grade C 110	Base	136,296
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	141,876

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	129,107

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	48	C 110	475	Avg.	91%	100%	100%	432
Deck	2006	160	C 110	1,584	Avg.	91%	100%	100%	1,441
1,512 SFLA		85.39 = $/SFLA (4)					Outbuilding Total		1,873

Accpt Land 43,000 **Accepted Bldg** 131,000 **Total** 174,000

Map/Lot: R 4 24A
Account: 3090 Card: 1 of 1 Location: 603 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	1992	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
924 SFLA			164.79 = $/SFLA (4)				Outbuilding Total			23,158

Accpt Land 0 **Accepted Bldg** 23,000 **Total** 23,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	03/22/2012
Sale Price	70,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,080 Sqft	Grade C 110	Base	106,789
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,770
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
2006	0	Standard	Standard	Average	Basic	108,559

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	98,789

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	120	C 110	1,188	Avg.	91%	100%	100%	1,081
1,080 SFLA		91.47 = $/SFLA (4)					Outbuilding Total		1,081

Accpt Land 40,000 **Accepted Bldg** 100,000 **Total** 140,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Below Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	03/21/2006
Sale Price	10,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%	Topography	22,500
0.11	Acres-Back Land	500.00	55	100%		55
Total Acres 2.11		10,689.57 Per Acre		Land Total		22,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Camper Trailer	1980	8X27	C 100	12,042	Fair	40%	100%	100%	4,817
216 SFLA		479.66 = $/SFLA (4)				Outbuilding Total			4,817

Accpt Land 23,000 **Accepted Bldg** 5,000 **Total** 28,000

Map/Lot: R16 56-6
Account: 3097 Card: 1 of 1 Location: 95 SUNSET RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Oxford Economy	1989	14X56	B 100	38,528	Fair	40%	100%	100%	15,411
MH Slab	2005	784	C 100	2,658	Avg.	91%	100%	100%	2,419
784 SFLA		151.81 = $/SFLA (4)					Outbuilding Total		17,830

Accpt Land 0 **Accepted Bldg** 18,000 **Total** 18,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/03/2006
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	70%		52,500
50	$/LF -Water Frontage	150.00	7,500	70%		5,250
0.50	Acres-Water Acreage	.00		100%		0
16.07	Acres-Back Land	500.00	8,035	100%		8,035
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 18.57		4,619.55 Per Acre		Land Total		85,785

Dwelling Description **Replacement Cost New**

Log Home	One & 3/4 Story	864 Sqft	Grade B 100	Base	193,377
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	4,151
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	201,250

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	189,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	192	B 100	2,281	Good	94%	100%	100%	2,144
Open Fr Porch	2006	288	B 100	9,002	Good	94%	100%	100%	8,462
Shed	2006	120	B 100	1,584	Good	94%	100%	100%	1,489
Gar	2009	816	C 100	20,302	Avg.	93%	100%	100%	18,881
Canopy	2012	209	E 100	1,379	Avg.	95%	100%	100%	1,310
1,512 SFLA		125.12 = $/SFLA (4)				Outbuilding Total			32,286

Accpt Land 86,000 **Accepted Bldg** 221,000 **Total** 307,000

Map/Lot: R16 39D
Account: 3099 Card: 1 of 1 Location: 1418 WINSLOWS MILLS RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities None
Street None

Sale Data

Sale Date	04/28/2006
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Back Land	500.00	500	100%		500
30.78	Acres-Under Water	.00		100%		0
Total Acres 31.78		15.73 Per Acre		Land Total		500

Accpt Land 500 **Accepted Bldg** 0 **Total** 500

Neighborhood 5 Residential 2

Zoning/Use SHORELAND RP RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/18/2016
Sale Price	246,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.00		13,220.00 Per Acre		Land Total		66,100

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,162 Sqft	Grade C 110	Base	180,692
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,173
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,544
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	191,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	100%	100%	174,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2006	175	C 110	4,558	Avg.	91%	100%	100%	4,148
Deck	2006	368	C 110	3,643	Avg.	91%	100%	100%	3,315
Att Gar	2006	1144	C 110	26,401	Avg.	91%	100%	100%	24,025
(U)Basement	2006	1144	C 110	20,134	Avg.	91%	100%	100%	18,322
2,162 SFLA		80.64 = $/SFLA (4)					Outbuilding Total		49,810

Accpt Land 66,000 **Accepted Bldg** 224,000 **Total** 290,000

Map/Lot: R24 6- 3
Account: 3101 Card: 1 of 1 Location: 1385 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Paved

Sale Data

Sale Date	12/30/2016
Sale Price	177,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.02	Acres-Road Frontage	3,000.00	6,060	100%		6,060
0.51	Acres-Back Land	500.00	255	100%		255
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.53		10,224.06 Per Acre			Land Total	46,315

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,386 Sqft	Grade C 110	Base	127,690
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,272
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
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
2013	0	Standard	Standard	Average	Basic	133,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	127,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2013	70	C 110	1,824	Avg.	96%	100%	100%	1,751
1,386 SFLA		92.17 = $/SFLA (4)					Outbuilding Total		1,751

Accpt Land	46,000	Accepted Bldg	129,000	Total	175,000

Map/Lot: U12 1
Account: 3104 Card: 1 of 1 Location: 1341 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	09/26/2006
Sale Price	400,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	98,994.95	98,995	100%		98,995
0.49	Acres-Road Frontage	3,000.00	1,470	100%		1,470
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
3.00	# -Lot Imp Rd/P Lot	10,000.00	30,000	100%		30,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.49		100,983.22 Per Acre		Land Total		150,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bank 12 Granite	2006	2896	B 100	826,014	Good	93%	100%	100%	768,193
Basement 10	2006	2896	B 100	98,473	Good	93%	100%	100%	91,580
Open Fr Porch	2006	60	B 100	1,876	Good	94%	100%	100%	1,763
Driveup	2006	210	B 100	17,519	Good	93%	100%	100%	16,293
Driveup	2006	550	B 100	45,883	Good	93%	100%	100%	42,671
								Outbuilding Total	920,500

Accpt Land 150,000 **Accepted Bldg** 921,000 **Total** 1,071,000

Map/Lot: U12 2
Account: 3105 Card: 1 of 1 Location: 1301 ATLANTIC HWY

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 0 17
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	2008	952	C 110	74,644	Avg.	93%	100%	100%	69,419
2nd Floor Fin	2008	238	C 110	13,933	Avg.	93%	100%	100%	12,958
2 Gar	2006	1200	C 100	48,360	Avg.	91%	100%	100%	44,008
MH Slab	2006	1680	C 100	5,695	Avg.	91%	100%	100%	5,182
MH Slab	2006	1232	C 100	4,176	Avg.	91%	100%	100%	3,800
MH Slab	2007	840	C 100	2,848	Avg.	92%	100%	100%	2,620
Deck	2008	224	C 110	2,218	Avg.	93%	100%	100%	2,063
							Outbuilding Total		140,050

Accpt Land 0 **Accepted Bldg** 140,000 **Total** 140,000

Map/Lot: R 4 32
Account: 3107 Card: 1 of 1 Location: 33 KALERS POND RD

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 5 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Maple Leaf	M/H	2006	14X66	A 100	49,368	Good	63%	100%	100%	31,102
MH Slab		1998	784	C 100	2,658	Avg.	86%	100%	100%	2,286
Deck		1998	128	C 100	1,152	Avg.	86%	100%	100%	991
Shed		2006	120	C 100	1,200	Good	94%	100%	100%	1,128
924 SFLA			221.32 = $/SFLA (4)				Outbuilding Total			35,507

Accpt Land 0 **Accepted Bldg** 36,000 **Total** 36,000

Map/Lot: R20 3B
Account: 3108 Card: 1 of 1 Location: 172 SIMON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities
Street Paved

Sale Data

Sale Date	07/26/2012
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.50	Acres-Road Frontage	3,000.00	4,500	100%		4,500
Total Acres 3.50		7,000.00 Per Acre		Land Total		24,500

Accpt Land 25,000 **Accepted Bldg** 0 **Total** 25,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/15/2016
Sale Price	52,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
11.30	Acres-Back Land	500.00	5,650	100%		5,650
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 13.30		3,281.95 Per Acre		Land Total		43,650

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	1,064 Sqft	Grade C 110	Base	170,546
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,488
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	177,136

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	171,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2017	176	C 110	4,585	Avg.	97%	100%	100%	4,447
2,128 SFLA		80.74 = $/SFLA (4)				Outbuilding Total			4,447

Accpt Land 44,000 **Accepted Bldg** 176,000 **Total** 220,000

Map/Lot: R15 81
Account: 3111 Card: 1 of 1 Location: 85 LONEWOLF LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 3

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 100	Base	91,757
Exterior	Wood 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 Space	Basement	-3,165
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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
1998	0	Standard	Standard	Average	Basic	88,592

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	76,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2000	120	E 100	900	Avg.	87%	100%	100%	783
Shed	2002	120	E 100	900	Avg.	89%	100%	100%	801
Carport	2012	400	E 100	2,925	Avg.	95%	100%	100%	2,779
Shed	2004	200	E 100	1,500	Avg.	90%	100%	100%	1,350
1,008 SFLA		75.58 = $/SFLA (4)					Outbuilding Total		5,713

Accpt Land 0 **Accepted Bldg** 82,000 **Total** 82,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Dug WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/26/2014
Sale Price	14,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17,555	100%		17,555
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		20,410.33 Per Acre		Land Total		37,555

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,512 Sqft	Grade E 100	Base	92,929
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,550
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,690
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	88,184

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	96%	100%	100%	84,657

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2015	160	E 100	1,080	Avg.	97%	100%	100%	1,048
Cover-It	2015	200	E 100	300	Avg.	97%	100%	100%	291
1,512 SFLA		55.99 = $/SFLA (4)				Outbuilding Total			1,339

Accpt Land 38,000 **Accepted Bldg** 86,000 **Total** 124,000

Map/Lot: R16 8D
Account: 3117 Card: 1 of 1 Location: 479 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities None
Street None

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.92	Acres-Landlocked/Rear	200.00	584	100%		584
Total Acres 2.92		200.00 Per Acre			Land Total	584

Accpt Land 600 **Accepted Bldg** 0 **Total** 600

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Below Street
Utilities	None
Street	Paved

Sale Data

Sale Date	07/01/1999
Sale Price	82,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
192	$/LF -Water Frontage	150.00	28,800	100%		28,800
1.92	Acres-Water Acreage	.00		100%		0
9.07	Acres-Back Land	500.00	4,535	100%		4,535
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 12.99		16,038.11 Per Acre		Land Total		208,335

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	2,007 Sqft	Grade B 100	Base	293,361
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,907
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,874
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	313,587

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	272,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	2000	5	B 100	845	Avg.	87%	100%	100%	735
Bay Window	2000	8	B 100	1,352	Avg.	87%	100%	100%	1,176
Open Fr Porch	2000	277	B 100	8,658	Avg.	87%	100%	100%	7,532
1.5 Fr	2000	252	B 100	22,480	Avg.	87%	100%	100%	19,558
1 Fr	2000	32	B 100	2,248	Avg.	87%	100%	100%	1,956
(U)Basement	2000	284	B 100	5,998	Avg.	87%	100%	100%	5,218
Att Gar	2000	644	B 100	17,835	Avg.	87%	100%	100%	15,516
(F) Gar	2000	644	B 100	42,504	Avg.	87%	100%	100%	36,978
Gar	2012	660	B 100	21,676	Avg.	95%	100%	100%	20,592
3,512 SFLA		77.68 = $/SFLA (4)					Outbuilding Total		109,261

Accpt Land 208,000 **Accepted Bldg** 382,000 **Total** 590,000

Map/Lot: R11 5C
Account: 3124 Card: 1 of 1 Location: 830 FINNTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1999
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.71	Acres-Road Frontage	3,000.00	8,130	100%		8,130
2.66	Acres-Back Land	500.00	1,330	100%		1,330
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.37		6,710.99 Per Acre			Land Total	49,460

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,058 Sqft	Grade C 110	Base	151,129
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,035
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	157,266

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	136,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	96	C 110	950	Avg.	87%	100%	100%	826
Deck	2003	332	C 110	3,287	Avg.	89%	100%	100%	2,925
Shed	2008	140	E 100	1,050	Avg.	93%	50%	100%	488
1,852 SFLA		73.88 = $/SFLA (4)					Outbuilding Total		4,239

Accpt Land 49,000 **Accepted Bldg** 141,000 **Total** 190,000

Map/Lot: R20 29C
Account: 3125 Card: 1 of 1 Location: 199 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	12/28/2011
Sale Price	21,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
Total Acres 2.01		9,965.17 Per Acre		Land Total		20,030

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	05/01/1999
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.22	Acres-Back Land	500.00	1,110	100%		1,110
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.22		9,267.77 Per Acre		Land Total		39,110

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	157,227
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	160,329

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	139,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1999	96	C 110	950	Avg.	87%	100%	100%	826
Entry	1999	144	C 110	5,544	Avg.	87%	100%	100%	4,823
Deck	1999	90	C 110	891	Avg.	87%	100%	100%	775
1.5 Gar	1999	864	C 110	30,023	Avg.	87%	100%	100%	26,120
Gar	2000	396	C 110	10,838	Avg.	87%	100%	100%	9,429
Deck	2000	64	C 110	634	Avg.	87%	100%	100%	552
Gazebo	2006	189	C 110	10,742	Avg.	91%	100%	100%	9,775
Gar	2010	484	C 110	13,246	Avg.	94%	100%	100%	12,451
Shed	2016	240	C 110	2,640	Avg.	97%	100%	100%	2,561
1,960 SFLA		71.17 = $/SFLA (4)				Outbuilding Total			67,312

Accpt Land 39,000 **Accepted Bldg** 207,000 **Total** 246,000

Map/Lot: U 7 9B
Account: 3128 Card: 1 of 1 Location: 63 WASHINGTON RD

Neighborhood 21 Exempt Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Public Sewer
Street Right-Of-Way

Sale Data

Sale Date	04/01/1999
Sale Price	5,000
Sale Type	Other
Financing	Cash Sale
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 21

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Baselot (Frct)	144,748	20,265	100%		20,265
Total Acres 0.14		144,750.00 Per Acre			Land Total	20,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 14	2001	224	C 100	11,290	Good	90%	100%	100%	10,161
Concrete Pits/Ga	2001	20	C 100	6,800	Good	90%	100%	100%	6,120
Concrete Pits/Ga	2001	1	C 100	340	Good	90%	100%	100%	306
							Outbuilding Total		16,587

Accpt Land 20,000 **Accepted Bldg** 17,000 **Total** 37,000

Map/Lot: R17 9A
Account: 3135 Card: 1 of 1 Location: 340 REEF RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/01/1999
Sale Price	66,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
45.54	Acres-Back Land	500.00	22,770	100%		22,770
1.00	# -Apartment	2,000.00	2,000	100%		2,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 57.54		1,907.72 Per Acre			Land Total	109,770

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,232 Sqft	Grade C 110	Base	149,999
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,369
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,029
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	158,495

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	87%	80%	100%	110,313

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2000	224	C 110	5,835	Avg.	87%	100%	100%	5,076
Gar	2000	672	C 110	18,391	Avg.	87%	100%	100%	16,000
(F) Gar	2000	672	C 110	36,960	Avg.	87%	40%	100%	12,862
Shed	2001	96	C 110	1,056	Avg.	88%	100%	100%	929
Cover-It	2011	440	E 100	660	Avg.	94%	100%	100%	620
1,848 SFLA		59.69 = $/SFLA (4)					Outbuilding Total		35,487

Accpt Land 110,000 **Accepted Bldg** 146,000 **Total** 256,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/1999
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.15	Acres-Road Frontage	3,000.00	450	100%		450
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.15		18,813.95 Per Acre		Land Total		40,450

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade D 100	Base	109,713
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	101,822

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	88,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	64	D 100	484	Avg.	87%	100%	100%	421
1,620 SFLA		54.68 = $/SFLA (4)					Outbuilding Total		421

Accpt Land	40,000	Accepted Bldg	89,000	Total	129,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/20/2007
Sale Price	67,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	Acres-Back Land	500.00	500	100%		500
0.86	Acres-Wasteland/Bog	100.00	86	100%		86
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.86		10,514.51 Per Acre			Land Total	40,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman .....M/H	2003	16X76	B 100	56,164	Avg.	51%	100%	100%	28,644
MH Slab	2003	1216	C 100	4,122	Avg.	89%	100%	100%	3,669
Enclosed Fr Porch	2011	120	E 100	4,125	Avg.	94%	100%	100%	3,878
Deck	2003	208	E 100	1,404	Avg.	89%	100%	100%	1,250
Shed	2003	288	E 50	1,080	Avg.	89%	100%	100%	961
Canopy	2011	200	E 100	1,320	Avg.	94%	100%	100%	1,241
1,216 SFLA		96.41 = $/SFLA (4)				Outbuilding Total			39,643

Accpt Land 41,000 **Accepted Bldg** 40,000 **Total** 81,000

Map/Lot: R20 9-2
Account: 3138 Card: 1 of 1 Location: 821 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/02/2018
Sale Price	121,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.63	Acres-Back Land	500.00	315	100%		315
0.44	Acres-Wasteland/Bog	100.00	44	100%		44
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.07		13,146.25 Per Acre			Land Total	40,359

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade D 100	Base	109,713
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,620	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	101,822

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	90,622

Accpt Land	40,000	Accepted Bldg	91,000	Total	131,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	04/15/2016
Sale Price	67,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.79	Acres-Road Frontage	3,000.00	2,370	100%		2,370
0.75	Acres-Back Land	500.00	375	100%		375
1.34	Acres-Wasteland/Bog	100.00	134	100%		134
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.88		8,786.68 Per Acre		Land Total		42,879

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Pine Grove	M/H	2001	14X66	B 100	45,408	Avg.	51%	100%	100%	23,158
MH Slab		2001	924	C 100	3,132	Avg.	88%	100%	100%	2,756
Shed		2001	96	E 100	720	Avg.	88%	100%	100%	634
Gar		2016	896	E 100	16,719	Avg.	97%	100%	100%	16,217
924 SFLA			176.02 = $/SFLA (4)				Outbuilding Total			42,765

Accpt Land 43,000 **Accepted Bldg** 43,000 **Total** 86,000

Map/Lot: R20 9-4
Account: 3140 Card: 1 of 1 Location: 853 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/01/2001
Sale Price	17,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
1.35	Acres-Wasteland/Bog	100.00	135	100%		135
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.38		11,900.89 Per Acre			Land Total	40,225

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,296 Sqft	Grade E 100	Base	82,870
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,329
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	77,656

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	68,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	112	E 100	756	Poor	80%	100%	100%	605
Shed	2001	120	E 100	900	Avg.	88%	100%	100%	792
1,296 SFLA		52.73 = $/SFLA (4)					Outbuilding Total		1,397

Accpt Land 40,000 **Accepted Bldg** 70,000 **Total** 110,000

Map/Lot: R 1 75B
Account: 3141 Card: 1 of 1 Location: 1340 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/1999
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 18 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
47	$/LF -Water Frontage	150.00	7,050	100%		7,050
0.47	Acres-Water Acreage	.00		100%		0
0.09	Acres-Road Frontage	3,000.00	270	100%		270
1.66	Acres-Back Land	500.00	830	100%		830
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 4.22		43,400.47 Per Acre		Land Total		183,150

Dwelling Description **Replacement Cost New**

Colonial	Two Story	860 Sqft	Grade B 100	Base	179,349
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,383
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	Floor & Stairs			Attic	5,676
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	197,047

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	87%	100%	100%	171,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2000	684	B 100	18,942	Avg.	87%	100%	100%	16,480
(F)Attic	2000	342	B 100	11,286	Avg.	87%	100%	100%	9,819
Open Fr Porch	2000	131	B 100	4,095	Avg.	87%	100%	100%	3,563
1.5 Fr	2000	416	B 100	37,109	Avg.	87%	100%	100%	32,285
(U)Basement	2000	416	B 100	8,786	Avg.	87%	100%	100%	7,644
Deck	2000	45	B 100	535	Avg.	87%	100%	100%	465
Shed	2003	108	E 100	810	Avg.	89%	100%	100%	721
Open Fr Porch	2003	36	E 100	639	Avg.	89%	100%	100%	569
Deck	2003	682	B 100	8,102	Avg.	89%	100%	100%	7,211
1,720 SFLA		99.67 = $/SFLA (4)					Outbuilding Total		78,757

Accpt Land 183,000 **Accepted Bldg** 250,000 **Total** 433,000

Name: BRUNO, DWIGHT A
BRUNO, DEBRA L

Map/Lot: R21 21C
Account: 3142 Card: 1 of 1 Location: 2649 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Dug WellSeptic System
Street Paved

Sale Data

Sale Date	12/20/2002
Sale Price	27,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.50	Acres-Road Frontage	3,000.00	10,500	100%		10,500
8.79	Acres-Back Land	500.00	4,395	100%		4,395
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 14.29		3,841.50 Per Acre			Land Total	54,895

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

Map/Lot: R11 18D
Account: 3144 Card: 1 of 1 Location: 232 LEVENSALER LN

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	Acres-Baselot (Frct)	139,162	5,566	100%		5,566
Total Acres 0.04		139,150.00 Per Acre			Land Total	5,566

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Map/Lot: R16 62F
Account: 3145 Card: 1 of 1 Location: 45 CONTROVERSY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2011
Sale Price	28,050
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		19,000.00 Per Acre		Land Total		38,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Victorian M/H	1988	14X71	A 100	53,108	Avg.	51%	100%	100%	27,085
Deck	1988	176	E 100	1,188	Poor	66%	100%	100%	784
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
994 SFLA		118.42 = $/SFLA (4)				Outbuilding Total			28,335

Accpt Land 38,000 **Accepted Bldg** 28,000 **Total** 66,000

Map/Lot: R16 55B
Account: 3146 Card: 1 of 1 Location: 373 CONTROVERSY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/18/2008
Sale Price	30,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.54	Acres-Road Frontage	3,000.00	1,620	100%		1,620
0.38	Acres-Land Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.92		13,568.49 Per Acre		Land Total		39,620

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,120 Sqft	Grade D 100	Base	83,634
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,402
Rooms	4				
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
2008	0	Standard	Standard	Average	Basic	85,036

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	79,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	2005	288	D 100	3,483	Avg.	91%	100%	100%	3,170
Shed	2005	64	D 100	538	Avg.	91%	100%	100%	490
Deck	2008	400	D 100	3,024	Avg.	93%	100%	100%	2,812
Deck	2013	169	D 100	1,278	Avg.	96%	100%	100%	1,227
1,120 SFLA		70.61 = $/SFLA (4)				Outbuilding Total			7,699

Accpt Land 40,000 **Accepted Bldg** 87,000 **Total** 127,000

Map/Lot: R24 5C
Account: 3147 Card: 1 of 1 Location: 1517 OLD AUGUSTA RD

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
74	$/LF -Water Frontage	100.00	7,400	100%		7,400
0.74	Acres-Water Acreage	.00		100%		0
2.05	Acres-Road Frontage	3,000.00	6,150	100%		6,150
21.08	Acres-Back Land	500.00	10,540	100%		10,540
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
Total Acres 25.87		4,410.13 Per Acre		Land Total		114,090

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,572 Sqft	Grade B 100	Base	166,784
Exterior	T-11	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,092
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	173,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	151,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Hearth	1999	1	B 100	2,640	Avg.	87%	100%	100%	2,297
Enclosed Fr Porch	1999	224	B 100	13,551	Avg.	87%	100%	100%	11,789
Att Gar	1999	414	B 100	11,466	Avg.	87%	100%	100%	9,975
Open Fr Porch	1999	168	B 100	5,251	Avg.	87%	100%	100%	4,568
Deck	1999	216	B 100	2,566	Avg.	87%	100%	100%	2,232
Barn	2010	1020	B 100	25,312	Avg.	94%	100%	100%	23,793
Canopy	2010	240	B 100	2,788	Avg.	94%	100%	100%	2,621
1,572 SFLA		96.08 = $/SFLA (4)					Outbuilding Total		57,275

Accpt Land 114,000 **Accepted Bldg** 208,000 **Total** 322,000

Neighborhood 2 Rural Paved 2

Zoning/Use	WELLHEAD PROTECTION
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/1999
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.30		17,782.61 Per Acre		Land Total		40,900

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	146,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,891
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	Standard	Standard	Average	Basic	152,204

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	132,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1999	168	C 110	9,835	Avg.	87%	100%	100%	8,556
(U)Basement	1999	168	C 110	2,957	Avg.	87%	100%	100%	2,573
Open Fr Porch	1999	144	C 110	3,751	Avg.	87%	100%	100%	3,263
Deck	1999	112	C 110	1,109	Avg.	87%	100%	100%	965
Gar	2008	832	C 110	22,770	Avg.	93%	80%	100%	16,941
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,764 SFLA		75.07 = $/SFLA (4)					Outbuilding Total		32,636

Accpt Land 41,000 **Accepted Bldg** 165,000 **Total** 206,000

Map/Lot: R14 50C
Account: 3149 Card: 1 of 1 Location: 189 MILLER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	03/18/2016
Sale Price	43,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.06	Acres-Road Frontage	3,000.00	180	100%		180
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.06		19,504.85 Per Acre		Land Total		40,180

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,104 Sqft	Grade E 75	Base	55,446
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,682
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	52,350

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	45,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	168	D 100	1,270	Avg.	91%	100%	100%	1,156
Shed	2017	96	E 100	720	Avg.	97%	100%	100%	698
1,104 SFLA		41.25 = $/SFLA (4)				Outbuilding Total			1,854

Accpt Land 40,000 **Accepted Bldg** 47,000 **Total** 87,000

Map/Lot: R 1 53-2
Account: 3150 Card: 1 of 1 Location: 1008 DUTCH NECK RD

Neighborhood 16 River Tidal 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Below Street
Utilities None
Street Paved

Sale Data

Sale Date	08/01/2002
Sale Price	349,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
3	$/LF -Water Frontage	150.00	450	100%		450
0.03	Acres-Water Acreage	.00		100%		0
0.08	Acres-Road Frontage	3,000.00	240	100%		240
4.34	Acres-Back Land	500.00	2,170	100%		2,170
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.45		27,575.19 Per Acre			Land Total	177,860

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	188,672
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	5,381
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	202,692

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	176,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	2005	1224	B 100	38,566	Avg.	91%	100%	100%	35,095
Stairs	2006	118	B 100	1,869	Avg.	91%	100%	100%	1,701
1,960 SFLA		89.97 = $/SFLA (4)					Outbuilding Total		36,796

Accpt Land 178,000 **Accepted Bldg** 213,000 **Total** 391,000

Map/Lot: U 1 5A
Account: 3154 Card: 1 of 1 Location: 595 FRIENDSHIP RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way
	7

Sale Data

Sale Date	10/04/2005
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
4.29	Acres-Back Land	500.00	2,145	100%		2,145
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 6.29		7,097.77 Per Acre		Land Total		44,645

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	146,211
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu One & 1/2			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,891
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,764	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	151,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	131,518

Accpt Land	45,000	Accepted Bldg	132,000	Total	177,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities None
Street Right-Of-Way
7

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Sale Data

Sale Date	12/01/1999
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.38	Acres-Back Land	500.00	6,690	100%		6,690
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 15.38		447.98 Per Acre		Land Total		6,890

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Map/Lot: U 2 20A-39
Account: 3158 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 39

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	10/03/2008
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2 1963 RICHARDSON 10 X 52
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Richardson M/H	1963	10X52	C 100	26,000	Poor	30%	70%	100%	5,460
Enclosed Fr Porch	1990	96	E 100	3,300	Fair	75%	100%	100%	2,475
Shed	1990	80	E 100	600	Fair	75%	100%	100%	450
Enclosed Fr Porch	2007	200	E 100	6,874	Fair	89%	100%	100%	6,118
520 SFLA		263.42 = $/SFLA (4)					Outbuilding Total		14,503

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Map/Lot: U 2 20A-31
Account: 3159 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 31

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Rolling
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	08/04/2017
Sale Price	1,800
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12Mobile Home	1975	12X60	C 100	33,120	Fair	40%	100%	100%	13,248
720 SFLA		208.65 = $/SFLA (4)				Outbuilding Total			13,248

Accpt Land 0 **Accepted Bldg** 13,000 **Total** 13,000

Map/Lot: U 2 20A-20
Account: 3160 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 20

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	01/17/2015
Sale Price	5,200
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Liberty M/H	1994	12X56	B 100	35,504	Poor	30%	100%	100%	10,651
Shed	2005	80	E 100	600	Poor	84%	100%	100%	504
Shed	2007	80	E 100	600	Poor	86%	100%	100%	516
672 SFLA		239.40 = $/SFLA (4)				Outbuilding Total			11,671

Accpt Land 0 **Accepted Bldg** 12,000 **Total** 12,000

Map/Lot: R 4 28B
Account: 3162 Card: 1 of 1 Location: 499 ATLANTIC HWY

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/01/1993
Sale Price	2,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	45%		20,250
2.04	Acres-Back Land	500.00	1,020	100%		1,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 4.04		9,225.25 Per Acre		Land Total		37,270

Dwelling Description **Replacement Cost New**

Ranch	One Story	896 Sqft	Grade E 100	Base	63,601
Exterior	T-11	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	679
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade D	Basement Gar	None	Fin Bsmt	15,053
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2				
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
2004	0	Standard	Standard	Average	Basic	79,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	71,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2002	112	E 100	840	Avg.	89%	100%	100%	748
Deck	2010	160	E 100	1,080	Avg.	94%	100%	100%	1,015
896 SFLA		79.69 = $/SFLA (4)				Outbuilding Total			1,763

Accpt Land 37,000 **Accepted Bldg** 73,000 **Total** 110,000

Map/Lot: U10 10-45
Account: 3165 Card: 1 of 1 Location: 45 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Liberty M/H	1984	14X56	B 100	38,528	Avg.	51%	100%	100%	19,649
784 SFLA		192.64 = $/SFLA (4)					Outbuilding Total		19,649

Accpt Land 0 **Accepted Bldg** 20,000 **Total** 20,000

Map/Lot: U10 10-10
Account: 3166 Card: 1 of 1 Location: 10 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	03/20/2018
Sale Price	44,900
Sale Type	Mobile Home
Financing	Conventional
Verified	Seller
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	2018	14X56	A 100	41,888	Avg.	99%	100%	100%	41,469
784 SFLA			245.54 = $/SFLA (4)				Outbuilding Total			41,469

Accpt Land 0 **Accepted Bldg** 41,000 **Total** 41,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
4.01	Acres-Landlocked/Rear	200.00	802	100%		802
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 6.01		6,789.02 Per Acre		Land Total		40,802

Dwelling Description **Replacement Cost New**

Cape Cod	One Story	504 Sqft	Grade SC75	Base	34,833
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,138
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-567
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,586
Attic	Floor & Stairs			Attic	1,418
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	Standard	Standard	Fair	Basic	31,960

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	17,258

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1965	144	E 100	972	Fair	54%	100%	100%	525
504 SFLA		34.24 = $/SFLA (4)					Outbuilding Total		525

Accpt Land 41,000 **Accepted Bldg** 18,000 **Total** 59,000

Map/Lot: R19 3A
Account: 3168 Card: 1 of 1 Location: 1210 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Septic SystemDrilled Well
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
7.69	Acres-Back Land	500.00	3,845	100%		3,845
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 20.69		3,573.95 Per Acre		Land Total		73,945

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	1,305 Sqft	Grade C 110	Base	175,422
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	5,226
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,204
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
2012	0	Standard	Standard	Average	Basic	186,852

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	177,509

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
(U)Basement	2012	348	C 110	6,125	Avg.	95%	100%	100%	5,819
Deck	2012	861	C 110	8,524	Avg.	95%	100%	100%	8,098
Patio	2012	456	C 110	2,428	Avg.	95%	100%	100%	2,307
Shed	2012	96	C 110	1,056	Avg.	95%	100%	100%	1,003
1.5 Gar	2017	1764	C 110	61,297	Avg.	97%	30%	100%	17,837
2,284 SFLA		77.72 = $/SFLA (4)					Outbuilding Total		35,064

Accpt Land 74,000 **Accepted Bldg** 213,000 **Total** 287,000

Map/Lot: R15 27
Account: 3169 Card: 1 of 1 Location: 979 WASHINGTON RD

Neighborhood 8 Residential Pond 2

Zoning/Use RURAL SHORELAND LR
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1999 LIMITED 14 X 52
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Limited.....M/H	1999	14X48	C 100	28,752	Avg.	51%	100%	100%	14,664
Deck	1999	60	C 100	540	Avg.	87%	100%	100%	470
Entry	2006	90	C 100	3,150	Avg.	91%	100%	100%	2,866
Shed	2006	80	E 100	600	Avg.	91%	100%	100%	546
672 SFLA		128.07 = $/SFLA (4)					Outbuilding Total		18,546

Accpt Land 0 **Accepted Bldg** 19,000 **Total** 19,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1999 CHAMPION 14 X 56
Tran/Land/Bldg 2 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Liberty M/H	1986	14X66	B 100	45,408	Poor	30%	100%	100%	13,622
924 SFLA		107.89 = $/SFLA (4)					Outbuilding Total		13,622

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Map/Lot: R24 26A
Account: 3173 Card: 1 of 1 Location: 1066 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1999 ASTRO 14 X 70 4-1-00
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Baselot (Frct)	22,701.09	14,075	100%		14,075
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.62		54,959.68 Per Acre		Land Total		34,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1999	14X66	C 100	39,534	Fair	40%	100%	100%	15,814
Cover-It	2011	240	E 100	360	Poor	91%	100%	100%	328
924 SFLA		125.00 = $/SFLA (4)				Outbuilding Total			16,142

Accpt Land 34,000 **Accepted Bldg** 16,000 **Total** 50,000

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Level
Utilities	None
Street	Gravel

Sale Data

Sale Date	08/12/2014
Sale Price	80,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
750	$/LF -Water Frontage	100.00	75,000	20%		15,000
4.00	Acres-Water Acreage	.00		100%		0
4.33	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 10.33		5,324.30 Per Acre		Land Total		55,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2010	480	C 100	18,096	Avg.	94%	100%	100%	17,010
						Outbuilding Total			17,010

Accpt Land 55,000 **Accepted Bldg** 17,000 **Total** 72,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Rolling
Utilities	None
Street	Paved

Sale Data

Sale Date	04/01/2000
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.40	Acres-Road Frontage	3,000.00	1,200	100%		1,200
30.30	Acres-Back Land	500.00	15,150	100%		15,150
Total Acres 32.70		1,188.07 Per Acre		Land Total		38,850

Accpt Land	39,000	**Accepted Bldg**	0	**Total**	39,000

Map/Lot: R 4 44
Account: 3176 Card: 1 of 1 Location: 51 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2		
Zoning/Use	ROUTE 1 COM A		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	5 6 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	08/02/2016
Sale Price	650
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land	7,000	**Bldg Override**	0	**Total**	7,000

Map/Lot: R13 10F
Account: 3177 Card: 1 of 1 Location: 3425 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Below Street
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 6 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	05/17/2018
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.78	Acres-Baselot (Frct)	24,412.35	43,454	100%		43,454
Total Acres 1.78		24,412.36 Per Acre			Land Total	43,454

Accpt Land	43,000	**Accepted Bldg**	0	**Total**	43,000

Map/Lot: R19 33C
Account: 3178 Card: 1 of 1 Location: 439 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2001
Sale Price	17,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Road Frontage	3,000.00	6,000	100%		6,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		11,500.00 Per Acre		Land Total		46,000

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro	M/H	2000	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
Gar		2000	672	E 100	12,539	Avg.	87%	100%	100%	10,909
Deck		2001	120	C 100	1,080	Avg.	88%	100%	100%	950
1,008 SFLA			196.76 = $/SFLA (4)				Outbuilding Total			33,854

Accpt Land	46,000	**Accepted Bldg**	34,000	**Total**	80,000

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	None
Street	Paved

Sale Data

Sale Date	08/14/2013
Sale Price	34,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.97	Acres-Back Land	500.00	485	100%		485
0.50	Acres-Under Water	.00		100%		0
Total Acres 3.47		10,226.22 Per Acre		Land Total		35,485

Accpt Land 35,000 **Accepted Bldg** 0 **Total** 35,000

Map/Lot: R23 7- 3
Account: 3180 Card: 1 of 1 Location: 3384 WASHINGTON RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities None
Street Paved

Sale Data

Sale Date	05/01/1980
Sale Price	15,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.79	Acres-Back Land	500.00	395	100%		395
0.50	Acres-Under Water	.00		100%		0
Total Acres 3.29		10,758.36 Per Acre		Land Total		35,395

Accpt Land 35,000 **Accepted Bldg** 0 **Total** 35,000

Neighborhood 17	River Inlet 2
Tree Growth	1989
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/01/1986
Sale Price	49,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1989		
Reference 2	TREE GROWTH 1989		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
0.37	Acres-Road Frontage	3,000.00	1,110	100%		1,110
5.00	Acres-Softwood TG	337.00	1,685	100%		1,685
10.00	Acres-Hardwood TG	263.00	2,630	100%		2,630
5.01	Acres-Back Land	500.00	2,505	100%		2,505
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 22.38		4,822.61 Per Acre			Land Total	107,930

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,368 Sqft	Grade B 100	Base	220,131
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,645
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Average	Basic	219,208

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	190,711

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Shed	1987	168	E 100	1,600	Avg.	79%	100%	100%	1,264
Open Fr Porch	2000	72	B 100	2,251	Avg.	87%	100%	100%	1,958
Hearth	2000	1	B 100	2,640	Avg.	87%	100%	100%	2,297
Open Shed	2003	153	B 100	1,616	Avg.	89%	100%	100%	1,438
2,394 SFLA		79.66 = $/SFLA (4)					Outbuilding Total		6,957

Accpt Land	108,000	Accepted Bldg	198,000	Total	306,000

Map/Lot: R 3 50A
Account: 3183 Card: 1 of 1 Location: 135 DUCKPUDDLE RD

Neighborhood 9	Residential Stream 2
Tree Growth	1979
Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/1976
Sale Price	50,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1979		
Reference 2	TREE GROWTH 1979		
Tran/Land/Bldg	3 3 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	90%	Restrictio	31,500
4.00	Acres-Road Frontage	3,000.00	12,000	100%		12,000
18.30	Acres-Softwood TG	337.00	6,167	100%		6,167
6.30	Acres-Mixed Wood TG	408.00	2,570	100%		2,570
13.10	Acres-Hardwood TG	263.00	3,445	100%		3,445
4.30	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 48.00		1,576.71 Per Acre			Land Total	75,682

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	600 Sqft	Grade C 125	Base	107,527
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	1,676
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,875
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,563
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	Standard	Standard	Average	Basic	120,641

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	102,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1996	320	C 125	21,288	Avg.	85%	100%	100%	18,095
(U)Basement	1996	320	C 125	6,400	Avg.	85%	100%	100%	5,440
1 Fr	1996	320	C 125	21,288	Avg.	85%	100%	100%	18,095
(U)Basement	1996	320	C 125	6,400	Avg.	85%	100%	100%	5,440
1.5 Gar	1999	936	C 125	36,960	Avg.	87%	100%	100%	32,155
Deck	2000	240	C 125	2,700	Avg.	87%	100%	100%	2,349
Shed	2001	128	C 125	1,600	Avg.	88%	100%	100%	1,408
1 Fr	2017	584	C 125	38,851	Avg.	97%	100%	100%	37,685
(U)Basement	2017	584	C 125	11,680	Avg.	97%	100%	100%	11,330
1 Fr	2017	88	C 125	5,854	Avg.	97%	100%	100%	5,678
900 SFLA		113.94 = $/SFLA (4)				Outbuilding Total			137,675

Accpt Land 76,000 **Accepted Bldg** 240,000 **Total** 316,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	12/16/2005
Sale Price	1,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
8.18	Acres-Back Land	500.00	4,090	100%		4,090
Total Acres 10.18		2,366.40 Per Acre		Land Total		24,090

Accpt Land 24,000 **Accepted Bldg** 0 **Total** 24,000

Map/Lot: R24 6A-1
Account: 3185 Card: 1 of 1 Location: 170 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/22/2006
Sale Price	135,900
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 17 70 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.39	Acres-Road Frontage	3,000.00	1,170	100%		1,170
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.39		16,389.12 Per Acre			Land Total	39,170

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,472 Sqft	Grade D 100	Base	101,994
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,323
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	95,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	85,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	40	D 100	795	Avg.	90%	100%	100%	716
Shed	2006	120	E 100	900	Avg.	91%	100%	100%	819
Shed	2006	80	E 100	600	Avg.	91%	100%	100%	546
1,472 SFLA		58.11 = $/SFLA (4)					Outbuilding Total		2,081

Accpt Land 39,000 **Accepted Bldg** 88,000 **Total** 127,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellNone
Street Paved

Sale Data

Sale Date	05/11/2009
Sale Price	198,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.12	Acres-Wasteland/Bog	100.00	12	100%		12
0.13	Acres-Back Land	500.00	65	100%		65
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.25		17,812.00 Per Acre		Land Total		40,077

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	858 Sqft	Grade C 100	Base	134,320
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,557
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	141,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	131,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2009	150	C 100	3,552	Avg.	93%	100%	100%	3,303
Deck	2010	200	C 100	1,800	Avg.	94%	100%	100%	1,692
1,716 SFLA		76.73 = $/SFLA (4)				Outbuilding Total			4,995

Accpt Land 40,000 **Accepted Bldg** 137,000 **Total** 177,000

Map/Lot: R 1 88B
Account: 3187 Card: 1 of 2 Location: 1550 DUTCH NECK RD

Neighborhood 14 River Deep 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Rolling
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	175,000	350,000	100%		350,000
733	$/LF -Water Frontage	350.00	256,550	100%		256,550
7.33	Acres-Water Acreage	.00		100%		0
2.39	Acres-Back Land	500.00	1,195	100%		1,195
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 11.72		53,988.48 Per Acre		Land Total		632,745

Dwelling Description **Replacement Cost New**

Contemporary	One Story	2,171 Sqft	Grade AA200	Base	1,030,971
Exterior	Mahogany	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	10,964
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2080 Sqft, Grade	Basement Gar	None	Fin Bsmt	104,000
Heating	100% Radiant	Cooling	100% None	Heat	22,578
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	37,600
Attic	None			Attic	0
FirePlaces	1			Fireplace	18,625
Insulation	Super			Insulation	14,329
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Custom	Custom	Good	Open	1,239,067

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	1,189,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2010	1446	AA200	384,780	Good	96%	100%	100%	369,389
Patio	2010	70	AA200	1,696	Good	96%	100%	100%	1,628
Patio	2010	431	AA200	10,430	Good	96%	100%	100%	10,013
Deck	2010	1913	AA200	86,084	Good	96%	100%	100%	82,641
Open Fr Porch	2010	12	AA200	1,420	Good	96%	100%	100%	1,363
1 Fr	2010	1045	AA200	278,076	Good	96%	100%	100%	266,953
2 Gar	2010	660	AA200	132,990	Good	96%	100%	100%	127,670
Shed	2010	180	AA200	9,000	Good	96%	100%	100%	8,640
2,171 SFLA		547.91 = $/SFLA (4)				Outbuilding Total			868,297

Accpt Land 633,000 **Accepted Bldg** 2,058,000 **Total** 2,691,000

Neighborhood 14 River Deep 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 4 99 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 14

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Swimming Pool	2010	648	AA200	111,585	Good	96%	100%	100%	107,122
Patio	2010	675	AA200	16,335	Good	96%	100%	100%	15,682
Pier	2009	123	AA200	24,600	Good	95%	100%	100%	23,370
Ramp	2009	144	C 100	3,240	Good	95%	100%	100%	3,078
Float	2009	384	C 100	14,112	Good	95%	100%	100%	13,406
2,171 SFLA		547.91 = $/SFLA (4)					Outbuilding Total		162,658

Accpt Land 0 **Accepted Bldg** 163,000 **Total** 163,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	633,000	2,058,000	2,691,000	633,000	2,058,000	2,691,000
2	0	163,000	163,000	0	163,000	163,000
TOTAL	633,000	2,221,000	2,854,000	633,000	2,221,000	2,854,000

Map/Lot: R19 11A
Account: 3188 Card: 1 of 1 Location: 1535 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/17/2002
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.33	Acres-Wasteland/Bog	100.00	33	100%		33
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.33		17,181.55 Per Acre		Land Total		40,033

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Champion	M/H	1997	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
Deck		1997	192	E 100	1,296	Poor	75%	100%	100%	972
924 SFLA			1,309.16 = $/SFLA (4)				Outbuilding Total			21,134

Accpt Land 40,000 **Accepted Bldg** 21,000 **Total** 61,000

Map/Lot: R 1 53-3
Account: 3189 Card: 1 of 1 Location: 980 DUTCH NECK RD

Neighborhood 5 Residential 2

Zoning/Use	RESIDENTIAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/30/2003
Sale Price	48,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.11	Acres-Road Frontage	3,000.00	330	100%		330
1.74	Acres-Back Land	500.00	870	100%		870
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.85		17,194.81 Per Acre		Land Total		66,200

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,836 Sqft	Grade B 100	Base	243,506
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	2,448
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	918 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,235
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,417
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,204
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	286,727

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	260,922

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2006	64	E 100	480	Avg.	91%	100%	100%	437
Shed	2006	96	E 100	720	Avg.	91%	300%	100%	1,965
Barn	2007	414	C 100	7,783	Avg.	92%	100%	100%	7,160
Barn	2007	564	C 100	10,603	Avg.	92%	100%	100%	9,755
2,754 SFLA		94.74 = $/SFLA (4)				Outbuilding Total			19,317

Accpt Land 66,000 **Accepted Bldg** 280,000 **Total** 346,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/01/2000
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.50	Acres-Road Frontage	3,000.00	7,500	100%		7,500
7.29	Acres-Back Land	500.00	3,645	100%		3,645
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.79		4,338.00 Per Acre			Land Total	51,145

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,890 Sqft	Grade C 110	Base	162,114
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,098
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	168,314

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	146,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2000	88	C 110	871	Avg.	87%	100%	100%	758
Deck	2000	40	C 110	396	Avg.	87%	100%	100%	345
Att Gar	2000	696	C 110	16,062	Avg.	87%	100%	100%	13,974
Deck	2000	276	C 110	2,732	Avg.	87%	100%	100%	2,377
1,890 SFLA		77.48 = $/SFLA (4)					Outbuilding Total		17,454

Accpt Land	51,000	**Accepted Bldg**	164,000	**Total**	215,000

Map/Lot: R18 44C
Account: 3192 Card: 1 of 1 Location: 2082 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	03/01/1986
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
18.60	Acres-Back Land	500.00	9,300	100%		9,300
Total Acres 20.60		1,325.24 Per Acre			Land Total	27,300

Accpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Neighborhood	17 River Inlet 2
Tree Growth	2001
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	None

Sale Data

Sale Date	01/11/2008
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 2001
Reference 2	TREE GROWTH 2001
Tran/Land/Bldg	4 4 12
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.93	Acres-Baselot (Frct)	38,446.97	74,203	20%		14,841
10.00	Acres-Softwood TG	337.00	3,370	100%		3,370
Total Acres 11.93		1,526.49 Per Acre			Land Total	18,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2008	80	E 100	600	Avg.	93%	100%	100%	558
Shed	2014	40	E 100	300	Avg.	96%	100%	100%	288
							Outbuilding Total		846

Accpt Land	18,000	**Accepted Bldg**	800	**Total**	18,800

Map/Lot: R17 17A
Account: 3194 Card: 1 of 1 Location: 2469 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 14 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		10,250.00 Per Acre		Land Total		41,000

Dwelling Description — Replacement Cost New

Ranch	One Story	1,004 Sqft	Grade C 110	Base	101,598
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,646
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
2000	0	Standard	Standard	Average	Basic	103,244

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	89,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Quonset Metal	1996	754	C 100	11,574	Avg.	85%	100%	100%	9,838
Att Gar	2000	416	C 110	9,600	Avg.	87%	100%	100%	8,352
(U)Basement	2000	416	C 110	7,322	Avg.	87%	100%	100%	6,370
(U)Basement	2002	216	C 110	3,802	Avg.	89%	100%	100%	3,384
1,004 SFLA		89.46 = $/SFLA (4)					Outbuilding Total		27,944

Accpt Land 41,000 **Accepted Bldg** 118,000 **Total** 159,000

Map/Lot: R15 69C
Account: 3195 Card: 1 of 1 Location: 100 CAMPBELL HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
0.90	Acres-Back Land	500.00	450	100%		450
Total Acres 2.90		5,120.69 Per Acre			Land Total	14,850

Accpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

Map/Lot: R19 15-1
Account: 3197 Card: 1 of 1 Location: 18 CHAPEL RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	01/01/2001
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.28	Acres-Road Frontage	3,000.00	840	100%		840
0.11	Acres-Wasteland/Bog	100.00	11	100%		11
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.39		17,092.47 Per Acre			Land Total	40,851

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,728 Sqft	Grade D 100	Base	115,346
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,129
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Standard	Standard	Average	Basic	107,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	93,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2000	100	D 100	2,940	Avg.	87%	100%	100%	2,558
Gar	2000	900	D 100	18,809	Avg.	87%	100%	100%	16,364
1,728 SFLA		54.14 = $/SFLA (4)				Outbuilding Total			18,922

Accpt Land 41,000 **Accepted Bldg** 112,000 **Total** 153,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	06/21/2004
Sale Price	110,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
0.63	Acres-Wasteland/Bog	100.00	63	100%		63
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.48		15,968.15 Per Acre		Land Total		39,601

Dwelling Description **Replacement Cost New**

Log Home	One Story	768 Sqft	Grade C 100	Base	94,754
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	13,494
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	Standard	Standard	Average	Basic	108,248

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	96,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	192	C 100	4,547	Avg.	89%	100%	100%	4,047
768 SFLA		125.44 = $/SFLA (4)				Outbuilding Total			4,047

Accpt Land	40,000	**Accepted Bldg**	100,000	**Total**	140,000

Map/Lot: R19 15-3
Account: 3199 Card: 1 of 1 Location: 19 HACKMATACK LN

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2001
Sale Price	11,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.87	Acres-Baselot (Frct)	10,481.70	19,601	100%		19,601
0.54	Acres-Wasteland/Bog	100.00	54	100%		54
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.41		16,454.36 Per Acre		Land Total		39,655

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Marlette M/H	1977	12X57	C 100	31,464	Poor	30%	100%	100%	9,439
684 SFLA		154.65 = $/SFLA (4)				Outbuilding Total			9,439

Accpt Land 40,000 **Accepted Bldg** 9,000 **Total** 49,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/01/2000
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.80	Acres-Road Frontage	3,000.00	5,400	100%		5,400
1.44	Acres-Back Land	500.00	720	100%		720
1.97	Acres-Wasteland/Bog	100.00	197	100%		197
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.21		6,423.99 Per Acre			Land Total	46,317

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,296 Sqft	Grade E 100	Base	82,870
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-7,329
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	77,656

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	68,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2001	320	E 100	2,400	Avg.	88%	100%	100%	2,112
1,296 SFLA		52.73 = $/SFLA (4)					Outbuilding Total		2,112

Accpt Land 46,000 **Accepted Bldg** 70,000 **Total** 116,000

Map/Lot: R19 15-5
Account: 3201 Card: 1 of 1 Location: 33 BLUE HERON LN

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/14/2006
Sale Price	144,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.37	Acres-Road Frontage	3,000.00	1,110	100%		1,110
0.72	Acres-Wasteland/Bog	100.00	72	100%		72
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.09		13,327.51 Per Acre			Land Total	41,182

Dwelling Description

Doublewide	One Story	1,512 Sqft	Grade E 75	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	69,697
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			Roof	0
				OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,413
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	64,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	57,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2001	576	E 100	10,748	Avg.	88%	100%	100%	9,458
Deck	2002	128	C 100	1,152	Avg.	89%	100%	100%	1,025
1,512 SFLA		37.76 = $/SFLA (4)					Outbuilding Total		10,483

Accpt Land	41,000	**Accepted Bldg**	68,000	**Total**	109,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	02/01/2002
Sale Price	68,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.64	Acres-Road Frontage	3,000.00	22,920	100%		22,920
21.96	Acres-Back Land	500.00	10,980	100%		10,980
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
0.70	Acres-Under Water	.00		100%		0
Total Acres 32.30		1,978.33 Per Acre		Land Total		63,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1900	1240	E 100	22,199	Avg.	62%	100%	100%	13,763
Shed	1900	496	E 100	3,720	Avg.	62%	100%	100%	2,306
Open Shed	1985	1000	E 100	6,000	Avg.	78%	100%	100%	4,680
Pole Barn	2003	1440	E 100	16,956	Avg.	89%	100%	100%	15,091
Pole Barn	2007	1600	D 100	21,101	Avg.	92%	100%	100%	19,413
						Outbuilding Total			55,253

Accpt Land 64,000 **Accepted Bldg** 55,000 **Total** 119,000

Map/Lot: R19 19B
Account: 3203 Card: 1 of 1 Location: 1600 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2000
Sale Price	16,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.75	Acres-Road Frontage	3,000.00	2,250	100%		2,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.75		15,363.64 Per Acre		Land Total		42,250

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade E 75	Base	69,697
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,413
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	64,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	57,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2000	325	E 100	8,531	Avg.	87%	100%	100%	7,422
Gar	2000	754	E 100	14,070	Avg.	87%	100%	100%	12,241
Deck	2000	96	E 100	648	Avg.	87%	100%	100%	564
1,512 SFLA		37.76 = $/SFLA (4)				Outbuilding Total			20,227

Accpt Land 42,000 **Accepted Bldg** 77,000 **Total** 119,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Baselot (Frct)	9,688.86	17,440	100%		17,440
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.80		20,800.00 Per Acre		Land Total		37,440

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	448 Sqft	Grade E 100	Base	55,435
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,008
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
2007	0	Standard	Standard	Average	Basic	54,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	50,073

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2007	416	E 100	16,605	Avg.	92%	100%	100%	15,277
(U)Basement	2007	416	E 100	4,992	Avg.	92%	100%	100%	4,593
Entry	2007	36	E 100	945	Avg.	92%	100%	100%	869
1 Fr	2010	192	E 100	7,664	Avg.	94%	100%	100%	7,204
672 SFLA		74.51 = $/SFLA (4)				Outbuilding Total			27,943

Accpt Land 37,000 **Accepted Bldg** 78,000 **Total** 115,000

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	09/01/1986
Sale Price	27,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.55	Acres-Road Frontage	3,000.00	7,650	100%		7,650
1.07	Acres-Back Land	500.00	535	100%		535
Total Acres 3.62		2,261.05 Per Acre		Land Total		8,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Barn	1790	1161	E 100	20,785	Good	68%	100%	100%	14,134
						Outbuilding Total			14,134

Accpt Land 8,000 **Accepted Bldg** 14,000 **Total** 22,000

Neighborhood 2 Rural Paved 2

Zoning/Use ROUTE 1 COM A RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.54	Acres-Back Land	500.00	270	100%		270
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.54		15,854.33 Per Acre		Land Total		40,270

Dwelling Description — Replacement Cost New

Ranch	One Story	1,308 Sqft	Grade C 100	Base	110,125
Exterior	T-11	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,949
Rooms	3				
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
1996	0	Standard	Standard	Average	Basic	112,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	100%	95,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	1996	64	C 100	2,240	Avg.	85%	100%	100%	1,904
Open Fr Porch	1996	224	C 100	5,304	Avg.	85%	100%	100%	4,508
Gar	1996	672	C 100	16,719	Avg.	85%	100%	100%	14,211
Shed	1994	100	E 100	750	Avg.	84%	100%	100%	630
1,308 SFLA		72.83 = $/SFLA (4)					Outbuilding Total		21,253

Accpt Land 40,000 **Accepted Bldg** 117,000 **Total** 157,000

Map/Lot: R23 42-1
Account: 3208 Card: 1 of 1 Location: 2513 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/08/2009
Sale Price	65,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
0.40	Acres-Wasteland/Bog	100.00	40	100%		40
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.44		16,459.02 Per Acre		Land Total		40,160

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,242 Sqft	Grade E 100	Base	80,355
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,024
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	75,446

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	67,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2013	96	E 100	720	Avg.	96%	100%	100%	691
Enclosed Fr Porch	2017	216	E 100	7,424	Avg.	97%	100%	100%	7,201
Deck	2017	96	E 100	648	Avg.	97%	100%	100%	629
1,242 SFLA		54.06 = $/SFLA (4)				Outbuilding Total			8,521

Accpt Land 40,000 **Accepted Bldg** 76,000 **Total** 116,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.75	Acres-Back Land	500.00	375	100%		375
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.75		13,954.55 Per Acre		Land Total		38,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1991	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
Deck	1991	98	C 100	882	Avg.	82%	100%	100%	723
MH Slab	2001	1008	C 100	3,417	Avg.	88%	100%	100%	3,007
1 Fr	2004	644	C 100	34,274	Avg.	90%	100%	100%	30,847
Open Fr Porch	2004	112	C 100	2,652	Avg.	90%	100%	100%	2,387
Shed	2010	104	E 100	780	Avg.	94%	100%	100%	733
Gar	2010	576	E 100	10,748	Avg.	94%	100%	100%	10,103
Canopy	2010	240	E 100	1,584	Avg.	94%	100%	100%	1,489
1,008 SFLA		88.43 = $/SFLA (4)				Outbuilding Total			71,284

Accpt Land 38,000 **Accepted Bldg** 71,000 **Total** 109,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/09/2005
Sale Price	46,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	9,031.63	17,973	100%		17,973
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		19,081.91 Per Acre		Land Total		37,973

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,512 Sqft	Grade E 75	Base	69,697
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,413
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	64,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	59,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2011	288	C 100	2,880	Avg.	94%	100%	100%	2,707
1 Fr	2015	280	C 100	14,902	Avg.	97%	100%	100%	14,455
1,512 SFLA		39.04 = $/SFLA (4)				Outbuilding Total			17,162

Accpt Land 38,000 **Accepted Bldg** 76,000 **Total** 114,000

Map/Lot: R 7 1A
Account: 3211 Card: 1 of 1 Location: 563 FRIENDSHIP RD

Neighborhood 25 Exempt Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 25

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Baselot (Frct)	918,129	9,181	100%		9,181
Total Acres 0.01		918,100.00 Per Acre			Land Total	9,181

Accpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Neighborhood 3	Rural Dirt 2
Tree Growth	1992
Zoning/Use	SHORELAND RP RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/20/2006
Sale Price	80,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1992		
Reference 2	TREE GROWTH 1992		
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
4.11	Acres-Back Land	500.00	2,055	100%		2,055
1.75	Acres-Softwood TG	337.00	590	100%		590
62.75	Acres-Mixed Wood TG	408.00	25,602	100%		25,602
7.75	Acres-Hardwood TG	263.00	2,038	100%		2,038
5.00	Acres-Wasteland/Bog	100.00	500	100%		500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 83.36		825.16 Per Acre			Land Total	68,785

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,602 Sqft	Grade B 100	Base	218,902
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,726
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	3			Fireplace	6,831
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	234,181

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	217,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	2009	304	B 100	27,118	Avg.	93%	100%	100%	25,220
Open Fr Porch	2009	110	B 100	3,439	Avg.	93%	100%	100%	3,198
Gar	2009	1680	B 100	55,173	Avg.	93%	100%	100%	51,311
(F) Gar	2009	840	B 100	55,440	Avg.	93%	100%	100%	51,559
Cover-It	2012	800	B 100	2,112	Avg.	95%	100%	100%	2,006
2,403 SFLA		90.63 = $/SFLA (4)					Outbuilding Total		133,294

Accpt Land	69,000	**Accepted Bldg**	351,000	**Total**	420,000

Map/Lot: U10 10-48
Account: 3215 Card: 1 of 1 Location: 48 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	04/03/2006
Sale Price	16,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	1992 ASTRO 14 X 66 4-1-01 TYLER MCKENNA
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1992	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Deck	1992	80	E 100	540	Poor	70%	100%	100%	378
Shed	2007	80	E 100	600	Poor	86%	100%	100%	516
924 SFLA		115.93 = $/SFLA (4)				Outbuilding Total			12,754

Accpt Land	0	**Accepted Bldg**	13,000	**Total**	13,000

Map/Lot: R17 67A
Account: 3216 Card: 1 of 1 Location: NOBLEBORO TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	03/01/2001
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.13	Acres-Back Land	500.00	565	100%		565
Total Acres 1.13		500.00 Per Acre		Land Total		565

Accpt Land	600	**Accepted Bldg**	0	**Total**	600

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	07/09/2009
Sale Price	134,180
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.29	Acres-Road Frontage	3,000.00	870	100%		870
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.29		16,973.80 Per Acre		Land Total		38,870

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,120 Sqft	Grade C 100	Base	99,565
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,669
Rooms	4				
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
2009	0	Standard	Standard	Average	Basic	101,234

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	94,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2010	256	C 100	2,304	Avg.	94%	100%	100%	2,166
1.5 Gar	2016	896	C 100	28,305	Avg.	97%	50%	100%	13,728
1,120 SFLA		84.06 = $/SFLA (4)				Outbuilding Total			15,894

Accpt Land 39,000 **Accepted Bldg** 110,000 **Total** 149,000

Map/Lot: R24 6A-3
Account: 3218 Card: 1 of 1 Location: 222 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	04/22/2015
Sale Price	93,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.04	Acres-Road Frontage	3,000.00	120	100%		120
0.04	Acres-Back Land	500.00	20	100%		20
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.08		18,336.54 Per Acre		Land Total		38,140

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,400 Sqft	Grade C 100	Base	116,951
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,086
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	121,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	113,327

Accpt Land 38,000 **Accepted Bldg** 113,000 **Total** 151,000

Map/Lot: R24 6A-4
Account: 3220 Card: 1 of 1 Location: 260 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/20/2009
Sale Price	138,850
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	9,031.63	17,973	100%		17,973
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		19,081.91 Per Acre		Land Total		37,973

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,176 Sqft	Grade C 100	Base	103,042
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,752
Rooms	4				
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
2009	0	Standard	Standard	Average	Basic	104,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	97,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2009	30	C 100	1,050	Avg.	93%	100%	100%	977
1,176 SFLA		82.87 = $/SFLA (4)					Outbuilding Total		977

Accpt Land	38,000	**Accepted Bldg**	98,000	**Total**	136,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/17/2010
Sale Price	155,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.64	Acres-Baselot (Frct)	10,341.24	16,960	100%		16,960
0.20	Acres-Wasteland/Bog	100.00	20	100%		20
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		20,097.83 Per Acre		Land Total		36,980

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,400 Sqft	Grade C 100	Base	116,951
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,086
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Standard	Standard	Average	Open	121,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	114,546

Accpt Land	37,000	Accepted Bldg	115,000	Total	152,000

Map/Lot: R24 6A-6
Account: 3222 Card: 1 of 1 Location: 286 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	03/16/2007
Sale Price	162,030
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Baselot (Frct)	9,881.82	17,293	100%		17,293
1.21	Acres-Wasteland/Bog	100.00	121	100%		121
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.96		12,639.86 Per Acre		Land Total		37,414

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	157,227
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,212
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
2007	0	Standard	Standard	Average	Basic	160,439

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	147,604

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2007	120	E 100	900	Avg.	92%	100%	100%	828
1,960 SFLA		75.31 = $/SFLA (4)				Outbuilding Total			828

Accpt Land	Accepted Bldg	Total
37,000	148,000	185,000

Map/Lot: R 3 22
Account: 3223 Card: 1 of 1 Location: 377 GENTHNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2000	144	E 100	4,072	Avg.	87%	50%	100%	1,772
Shed	2000	84	E 100	630	Avg.	87%	50%	100%	274
							Outbuilding Total		2,046

Accpt Land 0 **Accepted Bldg** 2,000 **Total** 2,000

Map/Lot: R11 21A
Account: 3224 Card: 1 of 1 Location: 350 HENDRICKSON LN

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND RP
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	3 4 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	8

Sale Data

Sale Date	06/22/2006
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Frct)	48,735.14	48,735	30%		14,621
2.00	Acres-Back Land	500.00	1.000	100%		1,000
2.00	Acres-Under Water	.00		100%		0
Total Acres 5.00		3,124.20 Per Acre		Land Total		15,621

Accpt Land 16,000 **Accepted Bldg** 0 **Total** 16,000

Map/Lot: R18 37B
Account: 3225 Card: 1 of 1 Location: 1852 WASHINGTON RD

Neighborhood	3 Rural Dirt 2
Tree Growth	1991
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/1982
Sale Price	5,584
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TREE GROWTH 1991		
Reference 2	TREE GROWTH 1991		
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.10	Acres-Back Land	500.00	1,550	100%		1,550
2.00	Acres-Softwood TG	337.00	674	100%		674
10.00	Acres-Hardwood TG	263.00	2,630	100%		2,630
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.10		2,506.08 Per Acre			Land Total	42,854

Accpt Land	43,000	**Accepted Bldg**	0	**Total**	43,000

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/16/2015
Sale Price	90,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Baselot (Frct)	38,508.15	53,911	80%		43,129
1.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.40		26,303.75 Per Acre		Land Total		63,129

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade E 100	Base	87,899
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	82,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	74,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2008	160	C 100	1,440	Avg.	93%	100%	100%	1,339
1,404 SFLA		53.20 = $/SFLA (4)				Outbuilding Total			1,339

Accpt Land	63,000	**Accepted Bldg**	76,000	**Total**	139,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/18/2017
Sale Price	190,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.88	Acres-Baselot (Frct)	10,442.64	19,632	100%		19,632
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.88		21,080.85 Per Acre			Land Total	39,632

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	132,919
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,628
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	138,367

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	127,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2007	144	C 100	7,664	Avg.	92%	100%	100%	7,051
(U)Basement	2007	144	C 100	2,304	Avg.	92%	100%	100%	2,120
Open Fr Porch	2007	96	C 100	2,273	Avg.	92%	100%	100%	2,091
Deck	2008	360	C 100	3,240	Avg.	93%	100%	100%	3,013
1,764 SFLA		72.16 = $/SFLA (4)				Outbuilding Total			14,275

Accpt Land 40,000 **Accepted Bldg** 142,000 **Total** 182,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	10/01/2002
Sale Price	55,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
7.18	Acres-Back Land	500.00	3,590	100%		3,590
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 19.18		3,732.53 Per Acre			Land Total	71,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2006	96	E 100	720	Avg.	91%	100%	100%	655
Gar	2007	1064	C 100	26,472	Avg.	92%	100%	100%	24,354
(F) Gar	2007	798	C 100	39,900	Avg.	92%	100%	100%	36,708
							Outbuilding Total		61,717

Accpt Land 72,000 **Accepted Bldg** 62,000 **Total** 134,000

Map/Lot: R24 44B
Account: 3232 Card: 1 of 1 Location: 802 SIDELINGER RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Baselot (Frct)	226,070	4,521	100%		4,521
Total Acres 0.02		226,050.00 Per Acre			Land Total	4,521

Accpt Land 5,000 **Accepted Bldg** 0 **Total** 5,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/06/2015
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
6.00	Acres-Road Frontage	3,000.00	18,000	100%		18,000
7.12	Acres-Back Land	500.00	3,560	100%		3,560
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 15.12		4,071.43 Per Acre			Land Total	61,560

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	158,804
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	4,484
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	165,356

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	152,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2008	64	C 110	634	Avg.	93%	100%	100%	590
Deck	2014	726	C 110	7,187	Avg.	96%	100%	100%	6,900
Shed	2016	192	E 100	1,440	Avg.	97%	80%	100%	1,118
1,960 SFLA		77.62 = $/SFLA (4)					Outbuilding Total		8,608

Accpt Land 62,000 **Accepted Bldg** 161,000 **Total** 223,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	2000	14X66	C 100	39,534	Avg.	51%	100%	100%	20,162
Shed	2000	64	E 100	480	Avg.	87%	100%	100%	418
Deck	2006	112	C 100	1,008	Avg.	91%	100%	100%	917
924 SFLA		137.75 = $/SFLA (4)				Outbuilding Total			21,497

Accpt Land 0 **Accepted Bldg** 21,000 **Total** 21,000

Map/Lot: R18 5
Account: 3236 Card: 1 of 1 Location: 331 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holly Park	M/H	1989	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
Shed		1989	128	E 100	960	Fair	74%	100%	100%	710
924 SFLA			85.26 = $/SFLA (4)				Outbuilding Total			20,457

Accpt Land 0 **Accepted Bldg** 20,000 **Total** 20,000

Map/Lot: R 6 8E-43
Account: 3237 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 43

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1978	14X64	C 100	38,336	Poor	30%	100%	100%	11,501
MH Tipout	1978	96	C 100	2,604	Poor	55%	100%	100%	1,432
Shed	2015	100	E 100	750	Fair	96%	100%	100%	720
896 SFLA		182.62 = $/SFLA (4)				Outbuilding Total			13,653

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade E 75	Base	56,565
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-4,750
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	51,815

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	91%	80%	100%	37,721

Accpt Land	0	Accepted Bldg	38,000	Total	38,000

Map/Lot: R13 60C
Account: 3240 Card: 1 of 1 Location: 839 OLD ROUTE 1

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	04/01/2001
Sale Price	12,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.95	Acres-Back Land	500.00	975	100%		975
Total Acres 3.95		4,803.80 Per Acre		Land Total		18,975

Accpt Land 19,000 **Accepted Bldg** 0 **Total** 19,000

Map/Lot: R20 30-2
Account: 3241 Card: 1 of 1 Location: 2122 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	05/01/2001
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.17	Acres-Road Frontage	3,000.00	510	100%		510
2.04	Acres-Wasteland/Bog	100.00	204	100%		204
Total Acres 4.21		4,920.19 Per Acre			Land Total	20,714

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: R10 4C
Account: 3242 Card: 1 of 1 Location: 266 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/13/2004
Sale Price	89,400
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
1.21	Acres-Road Frontage	3,000.00	3,630	100%		3,630
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.21		14,370.72 Per Acre		Land Total		46,130

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,512 Sqft	Grade E 75	Base	69,697
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,413
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	64,870

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	57,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2001	288	C 100	2,592	Avg.	88%	100%	100%	2,281
Gar	2001	576	E 100	10,748	Avg.	88%	100%	100%	9,458
1,512 SFLA		37.76 = $/SFLA (4)				Outbuilding Total			11,739

Accpt Land 46,000 **Accepted Bldg** 69,000 **Total** 115,000

Map/Lot: U 9 41A
Account: 3243 Card: 1 of 1 Location: 63 DEPOT ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	09/02/2004
Sale Price	21,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
3.16	Acres-Back Land	500.00	1,580	100%		1,580
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	50%		7,500
Total Acres 3.66		8,491.80 Per Acre			Land Total	31,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 16	2004	3200	E 100	133,440	Avg.	90%	100%	100%	120,096
Cover-It	2009	560	E 100	840	Avg.	93%	100%	100%	781
Gar	1934	720	E 100	13,436	Fair	54%	100%	100%	7,255
Box Trailer	1990	3	C 100	1,500	Avg.	81%	100%	100%	1,215
							Outbuilding Total		129,347

Accpt Land 31,000 **Accepted Bldg** 129,000 **Total** 160,000

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 99		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	06/01/2001
Sale Price	43,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.22	Acres-Baselot (Frct)	31,801.80	38.798	20%		7,760
Total Acres 1.22		6,360.66 Per Acre			Land Total	7,760

Accpt Land	8,000	**Accepted Bldg**	0	**Total**	8,000

Map/Lot: R 1 39
Account: 3245 Card: 1 of 1 Location: 150 BROAD COVE RD W

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	06/01/2001
Sale Price	43,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Baselot (Frct)	64,093.53	59,607	100%		59,607
73	$/LF -Water Frontage	150.00	10,950	100%		10,950
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.93		97,373.12 Per Acre		Land Total		90,557

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,056 Sqft	Grade C 110	Base	105,150
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu One Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,731
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	109,983

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	97,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	2002	408	C 100	1,975	Avg.	89%	100%	100%	1,758
1,056 SFLA		92.69 = $/SFLA (4)				Outbuilding Total			1,758

Accpt Land 91,000 **Accepted Bldg** 100,000 **Total** 191,000

Map/Lot: R15 69B
Account: 3246 Card: 1 of 1 Location: 151 CAMPBELL HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	06/11/2007
Sale Price	500
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
1.10	Acres-Back Land	500.00	550	100%		550
Total Acres 3.10		4,822.58 Per Acre		Land Total		14,950

Accpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	06/16/2008
Sale Price	127,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 21 70 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.60	Acres-Road Frontage	3,000.00	1,800	100%		1,800
0.03	Acres-Back Land	500.00	15	100%		15
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.63		15,138.78 Per Acre		Land Total		39,815

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,728 Sqft	Grade C 100	Base	137,317
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,029
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	127,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	111,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2009	136	C 100	3,220	Avg.	93%	100%	100%	2,995
Gar	2008	720	E 100	13,436	Avg.	93%	100%	100%	12,495
1,728 SFLA		64.73 = $/SFLA (4)					Outbuilding Total		15,490

Accpt Land 40,000 **Accepted Bldg** 127,000 **Total** 167,000

Map/Lot: R 3 44-4
Account: 3248 Card: 1 of 1 Location: 456 DUCKPUDDLE RD

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/29/2007
Sale Price	185,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.51	Acres-Road Frontage	3,000.00	1,530	100%		1,530
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.51		16,545.82 Per Acre		Land Total		41,530

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	768 Sqft	Grade C 110	Base	132,075
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,588
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
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
2000	0	Standard	Standard	Average	Basic	130,487

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	113,524

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2002	224	C 110	5,835	Avg.	89%	100%	100%	5,193
Bay Window	2002	12	C 110	1,690	Avg.	89%	100%	100%	1,504
Deck	2002	60	C 110	594	Avg.	89%	100%	100%	529
Shed	2007	96	C 110	1,056	Avg.	92%	100%	100%	972
1,152 SFLA		98.55 = $/SFLA (4)				Outbuilding Total			8,198

Accpt Land 42,000 **Accepted Bldg** 122,000 **Total** 164,000

Map/Lot: R 9 16- 1
Account: 3250 Card: 1 of 1 Location: 79 ICE POND RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	12/27/2013
Sale Price	110,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
84	$/LF -Water Frontage	150.00	12,600	100%		12,600
0.84	Acres-Water Acreage	.00		100%		0
0.19	Acres-Road Frontage	3,000.00	570	100%		570
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
Total Acres 3.03		61,112.21 Per Acre			Land Total	185,170

Accpt Land 185,000 **Accepted Bldg** 0 **Total** 185,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	01/08/2008
Sale Price	520,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
546	$/LF -Water Frontage	150.00	81,900	100%		81,900
5.46	Acres-Water Acreage	.00		100%		0
0.90	Acres-Back Land	500.00	450	100%		450
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
Total Acres 8.36		30,424.64 Per Acre		Land Total		254,350

Accpt Land	254,000	**Accepted Bldg**	0	**Total**	254,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/01/2002
Sale Price	250,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
77	$/LF -Water Frontage	150.00	11,550	100%		11,550
0.77	Acres-Water Acreage	.00		100%		0
0.30	Acres-Road Frontage	3,000.00	900	100%		900
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.07		66,596.09 Per Acre		Land Total		204,450

Dwelling Description **Replacement Cost New**

Contemporary	One & 3/4 Story	1,601 Sqft	Grade B 100	Base	245,442
Exterior	Cement 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 Space	Basement	-9,954
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,511
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	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	Standard	Standard	Good	Basic	244,721

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	225,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Fr	2003	552	B 100	49,241	Good	92%	100%	100%	45,302
Crawl Space	2003	552	B 100	3,643	Good	92%	100%	100%	3,352
1 Fr	2006	36	B 100	2,529	Good	94%	100%	100%	2,377
Gar	2006	528	B 100	17,341	Good	94%	100%	100%	16,301
2,802 SFLA		80.35 = $/SFLA (4)				Outbuilding Total			67,332

Accpt Land 204,000 **Accepted Bldg** 292,000 **Total** 496,000

Map/Lot: R 9 16- 5
Account: 3253 Card: 1 of 1 Location: 181 ICE POND RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/23/2014
Sale Price	208,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 13 70 0 Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
432	$/LF -Water Frontage	150.00	64,800	40%	Size/Shape	25,920
0.84	Acres-Water Acreage	.00		100%		0
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.84		76,732.39 Per Acre		Land Total		217,920

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,764 Sqft	Grade B 120	Base	221,051
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1364 Sqft, Grade B	Basement Gar	None	Fin Bsmt	43,212
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,163
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	7,445
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,900
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	Standard	Standard	Average	Basic	281,771

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	273,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2015	120	B 120	4,501	Avg.	97%	100%	100%	4,366
Att Gar	2015	576	B 120	19,141	Avg.	97%	100%	100%	18,567
Sunspace	2015	252	B 120	21,256	Avg.	97%	100%	100%	20,618
1,764 SFLA		154.94 = $/SFLA (4)				Outbuilding Total			43,551

Accpt Land	218,000	Accepted Bldg	317,000	Total	535,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/01/2001
Sale Price	250,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
100	$/LF -Water Frontage	150.00	15,000	100%		15,000
1.00	Acres-Water Acreage	.00		100%		0
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
0.14	Acres-Road Frontage	3,000.00	420	100%		420
Total Acres 3.14		66,057.32 Per Acre		Land Total		207,420

Dwelling Description

				Replacement Cost New	
Modular Home	One & 3/4 Story	1,380 Sqft	Grade B 100	Base	219,359
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,750
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Good	Basic	232,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	214,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2003	120	B 100	8,430	Good	92%	100%	100%	7,756
Crawl Space	2003	120	B 100	792	Good	92%	100%	100%	729
Deck	2003	108	B 100	1,283	Good	92%	100%	100%	1,180
Enclosed Fr Porch	2003	168	B 100	10,163	Good	92%	100%	100%	9,350
Deck	2003	228	B 100	2,709	Good	92%	100%	100%	2,492
2,415 SFLA		88.67 = $/SFLA (4)				Outbuilding Total			21,507

Accpt Land 207,000 **Accepted Bldg** 236,000 **Total** 443,000

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/21/2004
Sale Price	400,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
90	$/LF -Water Frontage	150.00	13,500	100%		13,500
0.90	Acres-Water Acreage	.00		100%		0
1.17	Acres-Back Land	500.00	585	100%		585
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.07		50,635.14 Per Acre		Land Total		206,085

Dwelling Description **Replacement Cost New**

Contemporary	One with Cath	650 Sqft	Grade A 100	Base	160,334
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 1/2 Bmt	Basement	-5,171
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	4,279
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	5,950
Attic	None			Attic	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	Standard	Standard	Good	Open	165,392

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	153,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2003	272	B 100	13,535	Avg.	89%	100%	100%	12,046
1 Fr	2005	582	A 100	65,355	Good	93%	100%	100%	60,780
(U)Basement	2005	486	A 100	16,407	Good	93%	100%	100%	15,259
1 Fr	2005	528	A 100	59,291	Good	93%	100%	100%	55,141
(U)Basement	2005	432	A 100	14,584	Good	93%	100%	100%	13,563
Bay Window	2005	52	A 100	14,044	Good	93%	100%	100%	13,061
Open Fr Porch	2005	10	A 100	500	Good	93%	100%	100%	465
Deck	2006	64	A 100	1,215	Good	94%	100%	100%	1,142
Deck	2006	486	A 100	9,229	Good	94%	100%	100%	8,675
Deck	2006	162	A 100	3,076	Good	94%	200%	100%	5,782
975 SFLA		157.76 = $/SFLA (4)				Outbuilding Total			185,914

Accpt Land 206,000 **Accepted Bldg** 340,000 **Total** 546,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	06/10/2016
Sale Price	315,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.19	Acres-Road Frontage	3,000.00	570	100%		570
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.19		39,986.30 Per Acre		Land Total		87,570

Dwelling Description **Replacement Cost New**

Colonial	Two Story	960 Sqft	Grade B 100	Base	192,761
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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,776
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	205,176

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	186,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2005	640	B 100	44,961	Avg.	91%	100%	100%	40,915
(U)Basement	2005	640	B 100	13,517	Avg.	91%	100%	100%	12,300
(F)Attic	2005	224	B 100	7,392	Avg.	91%	100%	100%	6,727
Att Gar	2005	768	B 100	21,269	Avg.	91%	100%	100%	19,355
(U)Attic	2005	768	B 100	9,124	Avg.	91%	100%	100%	8,303
Deck	2005	48	B 100	570	Avg.	91%	200%	100%	1,038
Open Fr Porch	2005	216	B 100	6,752	Avg.	91%	100%	100%	6,144
Deck	2005	712	B 100	8,459	Avg.	91%	100%	100%	7,698
1,920 SFLA		97.24 = $/SFLA (4)					Outbuilding Total		102,480

Accpt Land 88,000 **Accepted Bldg** 289,000 **Total** 377,000

Map/Lot: R 9 16- 9
Account: 3257 Card: 1 of 1 Location: 99 DEAVER RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities None
Street Gravel

Sale Data

Sale Date	08/04/2004
Sale Price	155,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
2.33	Acres-Road Frontage	3,000.00	6,990	100%		6,990
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 4.33		19,397.23 Per Acre			Land Total	83,990

Accpt Land 84,000 **Accepted Bldg** 0 **Total** 84,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Gravel

Sale Data

Sale Date	06/23/2005
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
1.05	Acres-Road Frontage	3,000.00	3,150	100%		3,150
0.14	Acres-Back Land	500.00	70	100%		70
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.19		28,282.13 Per Acre		Land Total		90,220

Dwelling Description **Replacement Cost New**

Modular Home	One & 3/4 Story	1,484 Sqft	Grade B 120	Base	277,960
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	8,556
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	10,423
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,900
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Standard	Standard	Average	Basic	302,839

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	293,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2017	54	B 120	770	Avg.	97%	100%	100%	747
Bay Window	2017	14	B 120	2,838	Avg.	97%	100%	100%	2,753
Deck	2017	40	B 120	570	Avg.	97%	100%	100%	553
Open Fr Porch	2017	60	B 120	2,251	Avg.	97%	100%	100%	2,183
Sunspace	2017	180	B 120	15,182	Avg.	97%	100%	100%	14,727
Deck	2017	132	B 120	1,882	Avg.	97%	100%	100%	1,826
1.5 Att Gar	2017	784	B 120	33,084	Avg.	97%	100%	100%	32,091
2,597 SFLA		113.11 = $/SFLA (4)					Outbuilding Total		54,880

Accpt Land 90,000 **Accepted Bldg** 349,000 **Total** 439,000

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	03/23/2004
Sale Price	575,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.90	Acres-Road Frontage	3,000.00	2,700	100%		2,700
1.00	# -Shared Property	22,000.00	22,000	100%		22,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.90		30,931.03 Per Acre			Land Total	89,700

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,597 Sqft	Grade A 100	Base	395,515
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Fiberglass	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,787
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	9,917
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,860
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	422,079

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	375,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	541	A 100	27,031	Avg.	89%	100%	100%	24,058
Deck	2003	118	A 100	2,241	Avg.	89%	100%	100%	1,994
Att Gar	2003	621	A 100	27,491	Avg.	89%	100%	100%	24,467
(U)Attic	2003	310	A 100	5,887	Avg.	89%	100%	100%	5,239
2,795 SFLA		134.40 = $/SFLA (4)				Outbuilding Total			55,758

Accpt Land 90,000 **Accepted Bldg** 431,000 **Total** 521,000

Map/Lot: R 9 16-14
Account: 3260 Card: 1 of 1 Location: 51 ICE POND RD

Neighborhood 36 Exempt River Tidal 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities None
Street Paved

Sale Data

Sale Date	06/01/2000
Sale Price	520,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 29 0 0 Land Schedule 36

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
186	$/LF -Water Frontage	150.00	27,900	100%		27,900
4.61	Acres-Water Acreage	.00		100%		0
4.50	Acres-Wasteland/Bog	100.00	450	100%		450
5.00	R/W -Right of Way	10,000.00	50,000	100%		50,000
Total Acres 11.11		20,553.56 Per Acre		Land Total		228,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Tennis Court	2002	7200	B 100	28,512	Good	92%	100%	100%	26,231
Pier	2002	216	AA200	43,200	Good	92%	100%	100%	39,744
Ramp	2002	180	C 100	4,050	Good	92%	100%	100%	3,726
Float	2002	252	C 100	9,261	Good	92%	100%	100%	8,520
								Outbuilding Total	78,221

Accpt Land 228,000 **Accepted Bldg** 78,000 **Total** 306,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	10/01/2001
Sale Price	11,950
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
11.18	Acres-Back Land	500.00	5,590	100%		5,590
Total Acres 13.18		1,789.83 Per Acre			Land Total	23,590

Accpt Land 24,000 **Accepted Bldg** 0 **Total** 24,000

Map/Lot: R 9 91B
Account: 3263 Card: 1 of 1 Location: 270 DEAVER RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Gravel

Sale Data

Sale Date	08/01/2001
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Baselot (Frct)	23,943.51	43,817	100%		43,817
Total Acres 1.83		23,943.72 Per Acre		Land Total		43,817

Accpt Land	44,000	**Accepted Bldg**	0	**Total**	44,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	07/01/2002
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
116.00	Acres-Back Land	500.00	58,000	100%		58,000
20.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 138.00		695.65 Per Acre			Land Total	96,000

Dwelling Description **Replacement Cost New**

Post & Beam	Two & 1/2 Story	1,140 Sqft	Grade B 100	Base	260,817
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	7,825
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,445
Attic	None			Attic	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	Standard	Standard	Average	Basic	264,741

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	238,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	204	B 100	6,377	Avg.	90%	100%	100%	5,739
Att Gar	2004	714	B 100	19,774	Avg.	90%	100%	100%	17,797
(F) Gar	2004	714	B 100	47,124	Avg.	90%	100%	100%	42,412
1 Fr	2004	660	B 100	46,365	Avg.	90%	100%	100%	41,729
Open Shed	2004	154	B 100	1,626	Avg.	90%	100%	100%	1,463
Open Shed	2004	36	B 100	380	Avg.	90%	100%	100%	342
1 Fr	2004	154	B 100	10,819	Avg.	90%	100%	100%	9,737
Enclosed Fr Porch	2004	348	B 100	21,053	Avg.	90%	100%	100%	18,948
1.75 Shed	2004	320	B 100	6,083	Avg.	90%	100%	100%	5,475
2,850 SFLA		83.60 = $/SFLA (4)					Outbuilding Total		143,642

Accpt Land 96,000 **Accepted Bldg** 382,000 **Total** 478,000

Map/Lot: R22 14A
Account: 3265 Card: 1 of 1 Location: 3219 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.14	Acres-Road Frontage	3,000.00	6,420	100%		6,420
Total Acres 4.14		6,381.64 Per Acre			Land Total	26,420

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Map/Lot: R 1 1B
Account: 3266 Card: 1 of 1 Location: 1 BROAD COVE RD W

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 99
X Coordinate 0 Y Coordinate 0
Exemption(s) 29 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.05	Acres-Land Acreage	.00		100%		0
29.90	R/W -Right of Way	10,000.00	299,000	100%		299,000
Total Acres 2.05		145,853.66 Per Acre		Land Total		299,000

Accpt Land 299,000 **Accepted Bldg** 0 **Total** 299,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/01/2002
Sale Price	22,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.62	Acres-Road Frontage	3,000.00	1,860	100%		1,860
0.50	Acres-Wasteland/Bog	100.00	50	100%		50
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.12		13,432.69 Per Acre			Land Total	41,910

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,344 Sqft	Grade C 110	Base	124,821
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,203
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	130,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	121,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2002	176	E 100	1,320	Avg.	89%	100%	100%	1,175
Deck	2008	96	C 110	950	Avg.	93%	100%	100%	884
1 Fr	2010	140	C 110	8,196	Avg.	94%	100%	100%	7,704
Open Fr Porch	2010	135	C 110	3,516	Avg.	94%	100%	100%	3,305
Cover-It	2015	240	E 100	360	Avg.	97%	100%	100%	349
1,344 SFLA		90.04 = $/SFLA (4)				Outbuilding Total			13,417

Accpt Land 42,000 **Accepted Bldg** 134,000 **Total** 176,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/27/2007
Sale Price	130,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	10,215.50	19,818	100%		19,818
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.94		20,524.74 Per Acre		Land Total		39,818

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade E 100	Base	97,958
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	90,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	80,912

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2002	416	E 100	2,808	Avg.	89%	100%	100%	2,499
Gar	2002	1120	E 100	20,900	Avg.	89%	100%	100%	18,601
1,620 SFLA		49.95 = $/SFLA (4)					Outbuilding Total		21,100

Accpt Land 40,000 **Accepted Bldg** 102,000 **Total** 142,000

Map/Lot: R15 29A
Account: 3270 Card: 1 of 1 Location: 1051 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2001
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	952 Sqft	Grade C 110	Base	125,466
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,340
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	129,874

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	114,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2001	45	C 110	1,732	Avg.	88%	100%	100%	1,524
Deck	2002	120	C 110	1,188	Avg.	89%	100%	100%	1,057
Gar	2007	896	C 110	24,522	Avg.	92%	100%	100%	22,560
Deck	2012	240	C 110	2,376	Avg.	95%	100%	100%	2,257
Att Gar	2015	416	C 110	9,600	Avg.	97%	100%	100%	9,312
1,428 SFLA		80.03 = $/SFLA (4)					Outbuilding Total		36,710

Accpt Land 40,000 **Accepted Bldg** 151,000 **Total** 191,000

Map/Lot: R 3 53B
Account: 3272 Card: 1 of 1 Location: 159 CRYSTAL COVE RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Baselot (Frct)	119,038	5,952	100%		5,952
Total Acres 0.05		119,040.00 Per Acre			Land Total	5,952

Accpt Land	6,000	**Accepted Bldg**	0	**Total**	6,000

Map/Lot: R16 65D
Account: 3273 Card: 1 of 1 Location: 686 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/16/2005
Sale Price	68,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.71	Acres-Road Frontage	3,000.00	2,130	100%		2,130
0.97	Acres-Back Land	500.00	485	100%		485
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.68		11,580.16 Per Acre			Land Total	42,615

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed		1900	120	E 100	900	Fair	54%	100%	100%	486
Holly Park	M/H	1991	14X76	A 100	56,848	Fair	40%	100%	100%	22,739
MH Slab		2002	1064	C 100	3,607	Fair	85%	100%	100%	3,066
Shed		1900	200	E 100	1,500	Fair	54%	100%	100%	810
Canopy		1900	40	E 100	264	Fair	54%	100%	100%	143
1,064 SFLA			128.79 = $/SFLA (4)					Outbuilding Total		27,244

Accpt Land 43,000 **Accepted Bldg** 27,000 **Total** 70,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/10/2007
Sale Price	27,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.24	Acres-Road Frontage	3,000.00	3,720	100%		3,720
0.86	Acres-Back Land	500.00	430	100%		430
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 4.10		13,695.12 Per Acre		Land Total		56,150

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck		2006	84	D 100	635	Avg.	91%	100%	100%	578
Shed		2007	63	E 100	472	Fair	89%	100%	100%	420
Shed		2007	80	E 100	600	Fair	89%	100%	100%	534
Shed		2009	720	E 100	5,400	Fair	91%	100%	100%	4,914
Fleetwood	M/H	2006	16X66	D 100	33,924	Avg.	51%	100%	100%	17,301
1,056 SFLA			123.89 = $/SFLA (4)				Outbuilding Total			23,747

Accpt Land 56,000 **Accepted Bldg** 24,000 **Total** 80,000

Map/Lot: R20 12A
Account: 3276 Card: 1 of 1 Location: 735 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/25/2015
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.14	Acres-Road Frontage	3,000.00	420	100%		420
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.14		18,887.85 Per Acre		Land Total		40,420

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,288 Sqft	Grade C 110	Base	120,996
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,111
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	Standard	Standard	Average	Basic	123,107

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	112,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2005	50	C 110	1,925	Avg.	91%	100%	100%	1,752
Deck	2005	48	C 110	475	Avg.	91%	200%	100%	864
Gar	2005	432	E 100	8,061	Avg.	91%	100%	100%	7,336
Shed	2016	160	C 100	1,600	Avg.	97%	100%	100%	1,552
1,288 SFLA		86.98 = $/SFLA (4)				Outbuilding Total			11,504

Accpt Land 40,000 **Accepted Bldg** 124,000 **Total** 164,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	08/31/2010
Sale Price	190,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	10,560.90	19,538	100%		19,538
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.85		21,371.89 Per Acre		Land Total		39,538

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	801 Sqft	Grade C 110	Base	142,863
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,626
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	154,757

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	137,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2002	120	C 110	3,126	Avg.	89%	100%	100%	2,782
(U)Basement	2002	120	C 110	2,112	Avg.	89%	100%	100%	1,880
1.5 Fr	2002	338	C 110	25,126	Avg.	89%	100%	100%	22,362
(U)Basement	2002	338	C 110	5,949	Avg.	89%	100%	100%	5,295
Overhang	2002	54	C 110	2,055	Avg.	89%	100%	100%	1,829
1 Fr	2002	588	C 110	34,423	Avg.	89%	100%	100%	30,636
(U)Basement	2002	588	C 110	10,349	Avg.	89%	100%	100%	9,211
Att Gar	2002	340	C 110	7,847	Avg.	89%	100%	100%	6,984
(U)Basement	2002	340	C 110	5,984	Avg.	89%	100%	100%	5,326
Bay Window	2002	6	C 110	845	Avg.	89%	100%	100%	752
1,602 SFLA		85.98 = $/SFLA (4)					Outbuilding Total		87,057

Accpt Land 40,000 **Accepted Bldg** 225,000 **Total** 265,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	08/31/2010
Sale Price	190,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Sunspace	2002	224	C 110	13,121	Avg.	89%	100%	100%	11,678
1,602 SFLA		85.98 = $/SFLA (4)				Outbuilding Total			11,678

Accpt Land	0	**Accepted Bldg**	12,000	**Total**	12,000

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	40,000	225,000	265,000	40,000	225,000	265,000
2	0	12,000	12,000	0	12,000	12,000
TOTAL	40,000	237,000	277,000	40,000	237,000	277,000

Map/Lot: R22 45C
Account: 3278 Card: 1 of 1 Location: 919 ORFFS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	07/29/2013
Sale Price	95,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
7.51	Acres-Road Frontage	3,000.00	22,530	100%		22,530
66.28	Acres-Back Land	500.00	33,140	100%		33,140
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 75.79		1,209.53 Per Acre			Land Total	91,670

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,400 Sqft	Grade C 110	Base	128,646
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,295
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Standard	Standard	Average	Basic	134,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	130,022

Accpt Land	92,000	Accepted Bldg	130,000	Total	222,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
3.43	Acres-Road Frontage	3,000.00	10,290	50%		5,145
7.07	Acres-Back Land	500.00	3,535	100%		3,535
13.50	Acres-Wasteland/Bog	100.00	1,350	100%		1,350
Total Acres 26.00		731.92 Per Acre			Land Total	19,030

Accpt Land 19,000 **Accepted Bldg** 0 **Total** 19,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities Septic SystemDrilled Well
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.75	Acres-Road Frontage	3,000.00	2,250	100%		2,250
15.25	Acres-Back Land	500.00	7,625	100%		7,625
5.00	Acres-Under Water	.00		100%		0
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 23.00		2,690.22 Per Acre		Land Total		61,875

Dwelling Description

					Replacement Cost New
Colonial	Two Story	1,060 Sqft	Grade D 100	Base	129,897
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,704
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
2000	0	Standard	Standard	Average	Basic	126,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	110,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Open Fr Porch	2000	256	D 100	8,249	Avg.	87%	100%	100%	7,177
Open Fr Porch	2000	28	D 100	557	Avg.	87%	100%	100%	485
(F)Attic	2000	28	D 100	588	Avg.	87%	100%	100%	512
Overhang	2000	48	D 100	1,394	Avg.	87%	100%	100%	1,213
Shed	2001	128	E 100	960	Avg.	88%	100%	100%	845
Shed	2002	128	E 100	960	Avg.	89%	100%	100%	854
Gar	1998	672	C 100	16,719	Avg.	86%	100%	100%	14,378
(F) Gar	1998	504	C 100	25,200	Avg.	86%	100%	100%	21,672
Gar	2007	961	C 100	23,910	Avg.	92%	100%	100%	21,997
2,120 SFLA		52.07 = $/SFLA (4)				Outbuilding Total			69,133

Accpt Land 62,000 **Accepted Bldg** 180,000 **Total** 242,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	06/28/2007
Sale Price	19,750
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
1.47	Acres-Back Land	500.00	735	100%		735
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.97		10,638.54 Per Acre			Land Total	42,235

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	129,080
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	134,660

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	123,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2007	64	C 110	2,464	Avg.	92%	100%	100%	2,267
Deck	2007	20	C 110	198	Avg.	92%	100%	100%	182
1,512 SFLA		81.94 = $/SFLA (4)				Outbuilding Total			2,449

Accpt Land 42,000 **Accepted Bldg** 126,000 **Total** 168,000

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 2
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.14	Acres-Road Frontage	3,000.00	420	100%		420
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.14		36,177.57 Per Acre		Land Total		77,420

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,288 Sqft	Grade C 110	Base	120,996
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,068
Attic	None			Attic	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	Standard	Standard	Average	Basic	123,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	108,296

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1985	1008	C 110	27,587	Good	83%	100%	100%	22,897
(F)Attic	1985	1008	C 110	27,720	Good	83%	100%	100%	23,008
Deck	1985	186	C 110	1,841	Good	83%	100%	100%	1,528
Shed	1985	364	C 100	3,640	Good	83%	100%	100%	3,021
Deck	2001	728	C 110	7,207	Avg.	88%	100%	100%	6,342
Shed	2006	64	E 100	480	Avg.	91%	100%	100%	437
Box Trailer	1970	1	E 100	375	Avg.	68%	100%	100%	255
1,288 SFLA		84.08 = $/SFLA (4)					Outbuilding Total		57,488

Accpt Land 77,000 **Accepted Bldg** 166,000 **Total** 243,000

Map/Lot: R14 34A
Account: 3285 Card: 1 of 1 Location: 377 MANKTOWN RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/01/2001
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 9 9 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 2 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.57	Acres-Baselot (Frct)	10,661.88	16,739	100%		16,739
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 1.57		32,954.78 Per Acre		Land Total		51,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Office 8	2001	2400	A 100	360,962	Avg.	88%	100%	100%	317,647
Basement 8 F	2001	2400	A 100	259,682	Avg.	88%	100%	100%	228,520
Entry	2001	72	A 100	5,317	Avg.	88%	100%	100%	4,679
Open Fr Porch	2001	48	A 100	2,399	Avg.	88%	100%	100%	2,111
Deck	2001	60	A 100	1,139	Avg.	88%	100%	100%	1,002
1 Fr	2001	72	A 100	8,086	Avg.	88%	100%	100%	7,116
3 Fr	2001	70	A 100	17,922	Avg.	88%	100%	100%	15,771
Elevator Pass Ele	2002	1	C 100	80,250	Avg.	89%	100%	100%	71,422
Shed	2003	80	E 100	600	Avg.	89%	100%	100%	534
								Outbuilding Total	648,802

Accpt Land 52,000 **Accepted Bldg** 649,000 **Total** 701,000

Map/Lot: R19 4B
Account: 3290 Card: 1 of 1 Location: 1271 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Street Surface

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1992	14X66	A 100	49,368	Fair	40%	100%	100%	19,747
1 Fr		1992	160	E 100	6,386	Fair	77%	100%	100%	4,917
Shed		1996	256	E 100	1,920	Fair	80%	100%	100%	1,536
Shed		1996	112	E 100	840	Fair	80%	100%	100%	672
Shed		1996	64	E 100	480	Fair	80%	100%	100%	384
924 SFLA			155.45 = $/SFLA (4)				Outbuilding Total			27,256

Accpt Land 0 **Accepted Bldg** 27,000 **Total** 27,000

Map/Lot: R19 44
Account: 3291 Card: 1 of 1 Location: 450 FEYLERS CORNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,056 Sqft	Grade E 75	Base	53,770
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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
2006	0	Standard	Standard	Average	Basic	49,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	44,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	144	E 75	729	Avg.	91%	100%	100%	663
Deck	2006	48	E 75	243	Avg.	91%	100%	100%	221
1,056 SFLA		42.48 = $/SFLA (4)					Outbuilding Total		884

Accpt Land 0 **Accepted Bldg** 46,000 **Total** 46,000

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2 1980 FLEETWOOD 14 X 60
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	1987	14X56	D 100	26,824	Avg.	51%	100%	100%	13,680
Shed		2012	100	E 100	750	Poor	92%	100%	100%	690
784 SFLA			155.58 = $/SFLA (4)				Outbuilding Total			14,370

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/23/2001
Sale Price	40,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.55	Acres-Back Land	500.00	275	100%		275
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.55		15,009.80 Per Acre		Land Total		38,275

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	2003	14X76	C 100	45,524	Avg.	51%	100%	100%	23,217
MH Slab	2003	1064	C 100	3,607	Avg.	89%	100%	100%	3,210
Deck	2003	128	E 100	864	Avg.	89%	100%	100%	769
1,064 SFLA		136.46 = $/SFLA (4)				Outbuilding Total			27,196

Accpt Land 38,000 **Accepted Bldg** 27,000 **Total** 65,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	37,500.00	75,000	100%		75,000
200	$/LF -Water Frontage	150.00	30,000	100%		30,000
2.00	Acres-Water Acreage	.00		100%		0
4.50	Acres-Back Land	500.00	2,250	100%		2,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 8.50		14,970.59 Per Acre		Land Total		127,250

Dwelling Description — Replacement Cost New

Cape Cod	One Story	1,176 Sqft	Grade C 110	Base	113,346
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,927
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	6,468
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	Standard	Standard	Average	Basic	121,741

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	108,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2002	336	C 110	3,326	Avg.	89%	100%	100%	2,960
Shed	1900	144	E 100	1,080	Poor	46%	100%	100%	497
1,176 SFLA		92.13 = $/SFLA (4)				Outbuilding Total			3,457

Accpt Land 127,000 **Accepted Bldg** 112,000 **Total** 239,000

Map/Lot: R16 52B
Account: 3298 Card: 1 of 1 Location: 351 PIERPONT LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.80	Acres-Landlocked/Rear	200.00	3,160	100%		3,160
Total Acres 15.80		200.00 Per Acre			Land Total	3,160

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: U 2 20A-13
Account: 3300 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 13

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2 1986 IMPERIAL 14 X 70 10-1-13 8,125
Tran/Land/Bldg 2 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Imperial M/H	1986	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
924 SFLA		133.29 = $/SFLA (4)					Outbuilding Total		14,810

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Map/Lot: R24 48A-1
Account: 3302 Card: 1 of 1 Location: 216 ROBINSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities
Street Gravel

Sale Data

Sale Date	04/18/2007
Sale Price	369,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
3.53	Acres-Road Frontage	3,000.00	10,590	100%		10,590
7.17	Acres-Back Land	500.00	3,585	100%		3,585
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 12.70		3,320.87 Per Acre		Land Total		42,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.5 Barn	1850	1728	E 100	47,511	Poor	46%	100%	100%	21,855
						Outbuilding Total			21,855

Accpt Land 42,000 **Accepted Bldg** 22,000 **Total** 64,000

Map/Lot: R 5 10A
Account: 3306 Card: 1 of 1 Location: 341 BREMEN RD

Neighborhood 23 Exempt Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities
Street Right-Of-Way

Sale Data

Sale Date	07/31/2007
Sale Price	1,640
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Exempt Property

Reference 1 FREDDY STORER 832-5241
Reference 2
Tran/Land/Bldg 9 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 23

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.00	Acres-Back Land	500.00	2,500	100%		2,500
Total Acres 7.00		2,928.57 Per Acre			Land Total	20,500

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: R23 42A
Account: 3308 Card: 1 of 1 Location: 78 NASH RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	07/24/2017
Sale Price	135,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.95	Acres-Baselot (Frct)	9,160.92	17,864	100%		17,864
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.95		19,417.44 Per Acre		Land Total		37,864

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,404 Sqft	Grade D 100	Base	98,447
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	**Renovated**	**Kitchens**	**Baths**	**Condition**	**Layout**	**Total**
2009	0	Standard	Standard	Average	Basic	91,924

Functional Obsolescence	**Economic Obsolescence**	**Phys. %**	**Func. %**	**Econ. %**	**Value(Rcnld)**
None	None	93%	100%	100%	85,489

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2003	960	C 100	23,885	Avg.	89%	100%	100%	21,258
(U)Attic	2003	480	C 100	4,320	Avg.	89%	100%	100%	3,845
Deck	2010	128	E 100	864	Avg.	94%	100%	100%	812
Cover-It	2010	240	E 100	360	Avg.	94%	100%	100%	338
1,404 SFLA		60.89 = $/SFLA (4)					Outbuilding Total		26,253

Accpt Land	38,000	**Accepted Bldg**	112,000	**Total**	150,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2002
Sale Price	18,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.30	Acres-Road Frontage	3,000.00	900	100%		900
0.73	Acres-Wasteland/Bog	100.00	73	100%		73
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.03		13,522.44 Per Acre			Land Total	40,973

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,792 Sqft	Grade D 100	Base	118,685
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,243
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	123,297

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	109,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	2002	12	D 100	1,290	Avg.	89%	100%	100%	1,148
Deck	2002	1012	C 100	9,108	Avg.	89%	100%	100%	8,106
1.5 Gar	2005	1140	C 100	36,013	Avg.	91%	100%	100%	32,772
Shed	2005	120	E 100	900	Avg.	91%	100%	100%	819
Deck	2005	40	E 100	270	Avg.	91%	100%	100%	246
Canopy	2012	240	C 100	2,112	Avg.	95%	100%	100%	2,006
1,792 SFLA		61.24 = $/SFLA (4)				Outbuilding Total			45,097

Accpt Land 41,000 **Accepted Bldg** 155,000 **Total** 196,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	05/19/2015
Sale Price	79,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.09	Acres-Wasteland/Bog	100.00	9	100%		9
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.09		19,143.06 Per Acre		Land Total		40,009

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,104 Sqft	Grade E 100	Base	73,928
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu One Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,243
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	69,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	62,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	162	C 100	1,458	Avg.	90%	100%	100%	1,312
Shed	2015	160	C 100	1,600	Avg.	97%	100%	100%	1,552
Cover-It	2015	160	E 100	240	Avg.	97%	100%	100%	233
1,104 SFLA		56.90 = $/SFLA (4)				Outbuilding Total			3,097

Accpt Land 40,000 **Accepted Bldg** 66,000 **Total** 106,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	09/12/2012
Sale Price	123,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.93	Acres-Baselot (Frct)	10,252.53	19,787	100%		19,787
0.16	Acres-Wasteland/Bog	100.00	16	100%		16
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.09		19,044.50 Per Acre		Land Total		39,803

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,344 Sqft	Grade C 100	Base	113,474
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,003
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	118,297

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	107,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2013	80	E 100	600	Avg.	96%	100%	100%	576
Deck	2013	216	C 100	1,944	Avg.	96%	100%	100%	1,866
Deck	2013	64	C 100	576	Avg.	96%	100%	100%	553
1,344 SFLA		80.10 = $/SFLA (4)				Outbuilding Total			2,995

Accpt Land 40,000 **Accepted Bldg** 111,000 **Total** 151,000

Map/Lot: R23 42-5
Account: 3312 Card: 1 of 1 Location: 2645 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	06/29/2007
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.92	Acres-Wasteland/Bog	100.00	92	100%		92
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.92		13,730.14 Per Acre		Land Total		40,092

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,944 Sqft	Grade D 100	Base	126,613
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu One Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,313
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	116,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	105,002

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	64	C 100	576	Avg.	90%	100%	100%	518
Deck	2004	240	C 100	2,160	Avg.	90%	100%	100%	1,944
Gar	2004	576	C 100	14,331	Avg.	90%	100%	100%	12,898
1,944 SFLA		54.01 = $/SFLA (4)				Outbuilding Total			15,360

Accpt Land 40,000 **Accepted Bldg** 120,000 **Total** 160,000

Map/Lot: R16 15A
Account: 3313 Card: 1 of 1 Location: 725 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Below Street
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.75	Acres-Back Land	500.00	375	100%		375
Total Acres 2.75		12,863.64 Per Acre		Land Total		35,375

Accpt Land 35,000 **Accepted Bldg** 0 **Total** 35,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.34	Acres-Road Frontage	3,000.00	4,020	100%		4,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.34		12,580.84 Per Acre		Land Total		42,020

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,232 Sqft	Grade C 100	Base	135,009
Exterior	Log Siding	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,754
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
2002	0	Standard	Standard	Average	Basic	137,763

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	122,609

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2002	270	C 100	6,394	Avg.	89%	100%	100%	5,691
Shed	2002	160	C 100	1,600	Avg.	89%	100%	100%	1,424
Deck	2008	424	C 100	3,816	Avg.	93%	100%	100%	3,549
2 Gar	2015	1080	C 100	43,524	Avg.	97%	40%	100%	16,887
1,848 SFLA		66.35 = $/SFLA (4)					Outbuilding Total		27,551

Accpt Land 42,000 **Accepted Bldg** 150,000 **Total** 192,000

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND LR
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/13/2011
Sale Price	350,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
4.00	Acres-Back Land	500.00	2,000	100%		2,000
6.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 22.00		3,727.27 Per Acre		Land Total		82,000

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,188 Sqft	Grade B 100	Base	198,671
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	5,708
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,963
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	214,259

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	190,691

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2002	132	B 100	4,126	Avg.	89%	100%	100%	3,672
Att Gar	2002	544	B 100	15,065	Avg.	89%	100%	100%	13,408
(U)Attic	2002	544	B 100	6,463	Avg.	89%	100%	100%	5,752
Sunspace	2012	192	B 100	13,496	Avg.	95%	100%	100%	12,821
Shed	2014	96	C 100	960	Avg.	96%	100%	100%	922
2,079 SFLA		91.72 = $/SFLA (4)				Outbuilding Total			36,575

Accpt Land 82,000 **Accepted Bldg** 227,000 **Total** 309,000

Map/Lot: R 1 31
Account: 3321 Card: 1 of 1 Location: 92 BROAD COVE RD W

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1999
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Baselot (Frct)	261,066	122.701	30%		36,810
Total Acres 0.47		78,319.15 Per Acre			Land Total	36,810

Accpt Land	37,000	**Accepted Bldg**	0	**Total**	37,000

Map/Lot: R24 48- 3
Account: 3322 Card: 1 of 1 Location: 281 ROBINSON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	09/24/2012
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
6.79	Acres-Road Frontage	3,000.00	20,370	100%		20,370
2.31	Acres-Back Land	500.00	1,155	100%		1,155
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 11.10		5,362.61 Per Acre			Land Total	59,525

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	792 Sqft	Grade B 100	Base	132,412
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,337
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,722
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	Standard	Standard	Average	Basic	143,388

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	139,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2017	180	B 100	5,626	Avg.	97%	100%	100%	5,457
Open Fr Porch	2017	108	B 100	3,375	Avg.	97%	100%	100%	3,274
1,188 SFLA		117.08 = $/SFLA (4)					Outbuilding Total		8,731

Accpt Land 60,000 **Accepted Bldg** 148,000 **Total** 208,000

Map/Lot: R24 48- 4
Account: 3323 Card: 1 of 1 Location: 1324 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities
Street Paved

Sale Data

Sale Date	01/09/2015
Sale Price	44,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
30.42	Acres-Back Land	500.00	15,210	100%		15,210
10.00	Acres-Wasteland/Bog	100.00	1,000	100%		1,000
Total Acres 42.47		856.13 Per Acre			Land Total	36,360

Accpt Land 36,000 **Accepted Bldg** 0 **Total** 36,000

Map/Lot: R 6 10
Account: 3324 Card: 1 of 1 Location: 98 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.99	Acres-Baselot (Frct)	10,035.15	19,970	100%		19,970
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.99		20,085.43 Per Acre		Land Total		39,970

Dwelling Description

					Replacement Cost New
Modular Home	One Story	1,176 Sqft	Grade C 110	Base	113,346
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,927
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,176	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	Standard	Standard	Average	Basic	115,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	106,051

Accpt Land 40,000 **Accepted Bldg** 106,000 **Total** 146,000

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	31%		21,700
3.68	Acres-Road Frontage	3,000.00	11,040	100%		11,040
1.31	Acres-Back Land	500.00	655	100%		655
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 5.49		9,725.87 Per Acre		Land Total		53,395

Dwelling Description

					Replacement Cost New
Salt Box	One & 1/2 Story	780 Sqft	Grade C 100	Base	99,366
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,720
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
2007	0	Standard	Standard	Average	Basic	91,765

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	92%	100%	100%	84,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	1930	1248	E 100	23,288	Fair	54%	100%	100%	12,576
1,170 SFLA		72.16 = $/SFLA (4)					Outbuilding Total		12,576

Accpt Land 53,000 **Accepted Bldg** 97,000 **Total** 150,000

Map/Lot: R15 53A
Account: 3327 Card: 1 of 1 Location: 400 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.05	Acres-Back Land	500.00	25	100%		25
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.05		18,548.78 Per Acre		Land Total		38,025

Dwelling Description — Replacement Cost New

Modular Home	One & 3/4 Story	1,176 Sqft	Grade C 110	Base	162,735
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,373
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	171,278

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	157,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2007	140	C 110	1,386	Avg.	92%	100%	100%	1,275
1 Fr	2007	140	C 110	8,196	Avg.	92%	100%	100%	7,540
(U)Basement	2007	140	C 110	2,464	Avg.	92%	100%	100%	2,267
Entry	2007	36	C 110	1,386	Avg.	92%	100%	100%	1,275
1.5 Att Gar	2008	784	C 110	22,974	Avg.	93%	100%	100%	21,366
2,058 SFLA		76.57 = $/SFLA (4)				Outbuilding Total			33,723

Accpt Land 38,000 **Accepted Bldg** 191,000 **Total** 229,000

Map/Lot: R20 30D
Account: 3332 Card: 1 of 1 Location: 2188 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 9 0 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 10 0 0 Land Schedule 2

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,456 Sqft	Grade E 75	Base	67,741
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,175
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,220
Rooms	4				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
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
1989	0	Standard	Standard	Average	Basic	62,786

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	50,229

Accpt Land 0 **Accepted Bldg** 50,000 **Total** 50,000

Map/Lot: R18 1B
Account: 3333 Card: 1 of 1 Location: 1175 WASHINGTON RD

Neighborhood 2	Rural Paved 2
Tree Growth	1998
Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	None
Street	Paved

Reference 1	FARMLAND 1998
Reference 2	FARMLAND 1998
Tran/Land/Bldg	2 2 0
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Pasture F&O	350.00	2,800	100%		2,800
59.74	Acres-Mixed Wood F&O	408.00	24,374	100%		24,374
2.00	Acres-Under Water	.00		100%		0
Total Acres 69.74		389.65 Per Acre		Land Total		27,174

Accpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
5.00	Acres-Back Land	500.00	2,500	100%		2,500
Total Acres 17.00		3,088.24 Per Acre			Land Total	52,500

Accpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Map/Lot: R 1 30B
Account: 3335 Card: 1 of 1 Location: 91 BROAD COVE RD W

Neighborhood 12 River Tidal .5

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/01/1999
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 12

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Baselot (Frct)	444.143	97.712	30%	Restrictio	29,313
Total Acres 0.22		133,240.91 Per Acre			Land Total	29,313

Accpt Land	29,000	**Accepted Bldg**	0	**Total**	29,000

Map/Lot: R10 42
Account: 3336 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 42
Account: 3337 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 42
Account: 3338 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 42
Account: 3339 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL SHORELAND SP
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Landlocked/Rear	200.00	1.600	12%		192
Total Acres 8.00		24.00 Per Acre			Land Total	192

Accpt Land 200 **Accepted Bldg** 0 **Total** 200

Map/Lot: R10 42
Account: 3340 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 42
Account: 3341 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 42
Account: 3342 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 42
Account: 3343 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 44
Account: 3344 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND LR RESIDENTIAL
Topography Below Street
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Back Land	500.00	2.500	10%		250
Total Acres 5.00		50.00 Per Acre			Land Total	250

Accpt Land 300 **Accepted Bldg** 0 **Total** 300

Map/Lot: R10 44
Account: 3345 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 44
Account: 3346 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 44
Account: 3347 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 44
Account: 3348 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 44
Account: 3350 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 44
Account: 3351 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 44
Account: 3352 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 47
Account: 3353 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 47
Account: 3354 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 47
Account: 3355 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 47
Account: 3356 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 47
Account: 3357 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 47
Account: 3358 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 47
Account: 3359 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 47
Account: 3360 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 48
Account: 3361 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 48
Account: 3362 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17 River Inlet 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 48
Account: 3363 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 48
Account: 3364 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 48
Account: 3365 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 48
Account: 3366 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 48
Account: 3367 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 48
Account: 3368 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 42
Account: 3369 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 42
Account: 3370 Card: 1 of 1 Location: 3410 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 44
Account: 3371 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 44
Account: 3372 Card: 1 of 1 Location: 3417 FRIENDSHIP RD

Neighborhood 5	Residential 2		
Zoning/Use	SHORELAND LR RESIDENTIAL		
Topography	Below Street		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	300	**Accepted Bldg**	0	**Total**	300

Map/Lot: R10 47
Account: 3373 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 47
Account: 3374 Card: 1 of 1 Location: 3430 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL SHORELAND SP		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land	200	**Accepted Bldg**	0	**Total**	200

Map/Lot: R10 48
Account: 3375 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R10 48
Account: 3376 Card: 1 of 1 Location: 3431 FRIENDSHIP RD

Neighborhood 17	River Inlet 2		
Zoning/Use	SHORELAND BL RESIDENTIAL		
Topography	Rolling		
Utilities	None		
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	3 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	17

Land	1,000	**Accepted Bldg**	0	**Total**	1,000

Map/Lot: R 9 37A
Account: 3378 Card: 1 of 1 Location: 1030 BACK COVE RD

Neighborhood 16 River Tidal 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	09/01/2002
Sale Price	230,000
Sale Type	L & B Water
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	100%		150,000
15	$/LF -Water Frontage	150.00	2,250	100%		2,250
0.15	Acres-Water Acreage	.00		100%		0
0.28	Acres-Road Frontage	3,000.00	840	100%		840
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	50%		5,000
Total Acres 2.43		78,226.34 Per Acre		Land Total		190,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Guest House	1950	616	C 110	49,871	Good	68%	100%	100%	33,912
Deck	1950	192	C 110	1,901	Good	68%	100%	100%	1,293
Guest House	1950	560	C 110	45,338	Good	68%	100%	100%	30,830
Deck	1950	192	C 110	1,901	Good	68%	100%	100%	1,293
Pier	2005	80	C 100	3,200	Avg.	91%	100%	100%	2,912
Ramp	2005	120	C 100	2,700	Avg.	91%	100%	100%	2,457
Float	2005	288	C 100	10,584	Avg.	91%	100%	100%	9,631
								Outbuilding Total	82,328

Accpt Land 190,000 **Accepted Bldg** 82,000 **Total** 272,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/30/2002
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
67	$/LF -Water Frontage	150.00	10,050	30%		3,015
1.21	Acres-Baselot (Frct)	53,309.24	64,504	100%		64,504
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.21		72,329.75 Per Acre		Land Total		87,519

Dwelling Description **Replacement Cost New**

Modular Home	Two Story	1,186 Sqft	Grade C 110	Base	184,045
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Modu Two Story			OPEN-3-CUSTO	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,888
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	191,035

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	171,932

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Bay Window	2004	5	C 110	704	Avg.	90%	100%	100%	634
2,372 SFLA		72.48 = $/SFLA (4)					Outbuilding Total		634

Accpt Land	88,000	Accepted Bldg	173,000	Total	261,000

Map/Lot: R 1 40G
Account: 3381 Card: 1 of 1 Location: 1057 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 99
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	04/01/2002
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Baselot (Frct)	24,704.55	43,233	50%		21,616
Total Acres 1.75		12,352.00 Per Acre			Land Total	21,616

Accpt Land	22,000	**Accepted Bldg**	0	**Total**	22,000

Neighborhood 17 River Inlet 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2006
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 17

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
127	$/LF -Water Frontage	150.00	19,050	30%		5,715
1.93	Acres-Baselot (Frct)	38,446.97	74,203	50%		37,101
Total Acres 1.93		22,184.46 Per Acre		Land Total		42,816

Accpt Land	43,000	**Accepted Bldg**	0	**Total**	43,000

Map/Lot: R 1 40F
Account: 3383 Card: 1 of 1 Location: 5 BROAD COVE RD W

Neighborhood 5	Residential 2		
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities	None		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	2 2 99		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Sale Data

Sale Date	04/01/2002
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.16	Acres-Baselot (Frct)	32,944.50	38,216	20%		7,643
Total Acres 1.16		6,588.79 Per Acre			Land Total	7,643

Accpt Land	8,000	**Accepted Bldg**	0	**Total**	8,000

Map/Lot: R 1 40D
Account: 3385 Card: 1 of 1 Location: 195 BROAD COVE RD W

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 99
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	04/01/2002
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Baselot (Frct)	43,108.66	34.056	20%		6,811
Total Acres 0.79		8,621.52 Per Acre			Land Total	6,811

Accpt Land	7,000	**Accepted Bldg**	0	**Total**	7,000

Map/Lot: R 1 40E
Account: 3386 Card: 1 of 1 Location: 211 BROAD COVE RD W

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	None
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	2 2 99
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	5

Sale Data

Sale Date	04/01/2002
Sale Price	5,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	Acres-Baselot (Frct)	33,144.77	38,116	20%		7,623
Total Acres 1.15		6,628.70 Per Acre			Land Total	7,623

Accpt Land	8,000	**Accepted Bldg**	0	**Total**	8,000

Map/Lot: R 2 15C
Account: 3387 Card: 1 of 1 Location: 1660 BREMEN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	08/31/2015
Sale Price	170,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.01	Acres-Road Frontage	3,000.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.01		19,915.42 Per Acre		Land Total		40,030

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	129,080
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,478
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	136,228

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	121,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2006	308	C 110	3,049	Avg.	91%	100%	100%	2,775
Cover-It	2006	240	E 100	360	Avg.	91%	100%	100%	328
1.5 Gar	2012	624	C 100	19,712	Avg.	95%	100%	100%	18,726
1,512 SFLA		80.19 = $/SFLA (4)				Outbuilding Total			21,829

Accpt Land 40,000 **Accepted Bldg** 143,000 **Total** 183,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	03/31/2017
Sale Price	150,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.58	Acres-Back Land	500.00	1,290	100%		1,290
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.58		8,578.60 Per Acre		Land Total		39,290

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade C 110	Base	110,616
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	2,563
Rooms	3				
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
2002	0	Standard	Standard	Average	Basic	113,179

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	100,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2007	144	C 110	8,430	Avg.	92%	100%	100%	7,756
Deck	2008	192	C 110	1,901	Avg.	93%	100%	100%	1,768
1,120 SFLA		89.94 = $/SFLA (4)				Outbuilding Total			9,524

Accpt Land 39,000 **Accepted Bldg** 110,000 **Total** 149,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/01/2002
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.77	Acres-Baselot (Frct)	10,892.80	19,280	100%		19,280
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.77		22,192.09 Per Acre		Land Total		39,280

Dwelling Description

Salt Box	One & 3/4 Story	1,008 Sqft	Grade C 110	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	146,211
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	149,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	132,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2002	64	C 110	3,747	Avg.	89%	100%	100%	3,335
Deck	2007	529	C 110	5,237	Avg.	92%	100%	100%	4,818
Deck	2008	64	C 110	634	Avg.	93%	100%	100%	590
Shed	2017	120	E 100	900	Avg.	97%	100%	100%	873
Open Shed	2017	180	E 100	1,080	Avg.	97%	100%	100%	1,048
1,764 SFLA		75.33 = $/SFLA (4)					Outbuilding Total		10,664

Accpt Land	39,000	**Accepted Bldg**	144,000	**Total**	183,000

Map/Lot: R23 44B
Account: 3390 Card: 1 of 1 Location: 95 STONEYWOODS RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/12/2013
Sale Price	123,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		9,750.00 Per Acre			Land Total	39,000

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade E 100	Base	97,958
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	Standard	Standard	Average	Basic	93,706

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	85,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Gar	2003	720	E 100	19,342	Avg.	89%	100%	100%	17,214
Deck	2006	96	E 100	648	Avg.	91%	100%	100%	590
Deck	2011	189	E 100	1,276	Avg.	94%	100%	100%	1,199
1,620 SFLA		52.64 = $/SFLA (4)					Outbuilding Total		19,003

Accpt Land 39,000 **Accepted Bldg** 104,000 **Total** 143,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	12/01/1994
Sale Price	84,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 6 6 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	40%		18,000
4.00	Acres-Back Land	500.00	2,000	100%		2,000
0.67	Acres-Wasteland/Bog	100.00	67	100%		67
Total Acres 6.67		3,008.55 Per Acre		Land Total		20,067

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Name: MORRIS, JOHN D II
MORRIS, SUSAN B

Map/Lot: R20 47A
Account: 3393 Card: 1 of 1 Location: 665 OLD AUGUSTA RD

Neighborhood 8 Residential Pond 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	09/01/2002
Sale Price	150,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
900	$/LF -Water Frontage	100.00	90,000	100%		90,000
9.00	Acres-Water Acreage	.00		100%		0
10.00	Acres-Road Frontage	3,000.00	30,000	100%		30,000
119.30	Acres-Back Land	500.00	59,650	100%		59,650
Total Acres 140.30		1,708.13 Per Acre		Land Total		239,650

Accpt Land	240,000	**Accepted Bldg**	0	**Total**	240,000

Map/Lot: R16 42D
Account: 3395 Card: 1 of 1 Location: 1289 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use WELLHEAD PROTECTION SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.66	Acres-Baselot (Frct)	11,393.19	18,913	100%		18,913
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.66		23,441.57 Per Acre		Land Total		38,913

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,104 Sqft	Grade E 100	Base	73,928
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,243
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Average	Basic	67,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	60,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2002	64	E 100	422	Avg.	89%	100%	100%	376
Cover-It	2011	240	E 100	360	Avg.	94%	100%	100%	338
1,104 SFLA		54.57 = $/SFLA (4)					Outbuilding Total		714

Accpt Land 39,000 **Accepted Bldg** 61,000 **Total** 100,000

Map/Lot: R20 30-3
Account: 3396 Card: 1 of 1 Location: 53 CHAPEL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	07/19/2007
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.16	Acres-Wasteland/Bog	100.00	16	100%		16
Total Acres 2.16		8,340.74 Per Acre		Land Total		18,016

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: U 2 16D
Account: 3397 Card: 1 of 1 Location: 144 BLUEBERRY LN

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography RollingLevel
Utilities Septic SystemDrilled Well
Street Right-Of-Way

Sale Data

Sale Date	06/14/2012
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.34	Acres-Road Frontage	3,000.00	4,020	100%		4,020
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.84		25,010.87 Per Acre		Land Total		46,020

Dwelling Description **Replacement Cost New**

Ranch	One Story	672 Sqft	Grade C 100	Base	72,462
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,001
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14	SFLA	672	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	Standard	Standard	Average	Basic	73,463

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	40%	100%	28,210

Accpt Land 46,000 **Accepted Bldg** 28,000 **Total** 74,000

Map/Lot: R 6 8-3
Account: 3398 Card: 1 of 1 Location: 96 LADY SLIPPER LN

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	10,601.04	19,506	100%		19,506
1.22	Acres-Wasteland/Bog	100.00	122	100%		122
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.06		12,950.33 Per Acre		Land Total		39,628

Accpt Land 40,000 **Accepted Bldg** 0 **Total** 40,000

Map/Lot: R13 2A
Account: 3399 Card: 1 of 1 Location: 200 LADY SLIPPER LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
1.82	Acres-Back Land	500.00	910	100%		910
Total Acres 3.82		4,007.85 Per Acre		Land Total		15,310

Accpt Land 15,000 **Accepted Bldg** 0 **Total** 15,000

Map/Lot: R 4 3D
Account: 3400 Card: 1 of 1 Location: 333 MAIN ST

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
17.97	Acres-Back Land	500.00	8,985	100%		8,985
Total Acres 19.97		1,351.28 Per Acre		Land Total		26,985

Accpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	10/01/2002
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 22 70 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.90	Acres-Road Frontage	3,000.00	8,700	100%		8,700
12.60	Acres-Back Land	500.00	6,300	100%		6,300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 17.50		3,142.86 Per Acre			Land Total	55,000

Dwelling Description **Replacement Cost New**

Post & Beam	One Story	400 Sqft	Grade C 100	Base	54,314
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	404
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	832
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	7,028
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	Standard	Standard	Average	Basic	59,562

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	53,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	180	C 100	4,262	Avg.	89%	100%	100%	3,793
Shed	2003	96	E 100	720	Avg.	89%	100%	100%	641
Enclosed Fr Porch	2005	120	E 100	4,125	Avg.	91%	100%	100%	3,754
Shed	2007	160	E 100	1,200	Avg.	92%	100%	100%	1,104
Entry	2008	104	C 100	3,640	Avg.	93%	100%	100%	3,385
2 Fr	2008	260	C 100	22,415	Avg.	93%	100%	100%	20,846
Shed	2008	64	E 100	480	Avg.	93%	100%	100%	446
400 SFLA		132.53 = $/SFLA (4)				Outbuilding Total			33,969

Accpt Land 55,000 **Accepted Bldg** 87,000 **Total** 142,000

Map/Lot: R20 13E
Account: 3402 Card: 1 of 1 Location: 608 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	05/31/2012
Sale Price	66,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	2003	14X76	C 100	45,524	Fair	40%	100%	100%	18,210
Deck	2015	96	E 100	648	Avg.	97%	100%	100%	629
Shed	2015	80	E 100	600	Avg.	97%	100%	100%	582
Shed	2015	168	E 100	1,260	Avg.	97%	100%	100%	1,222
1,064 SFLA		66.94 = $/SFLA (4)				Outbuilding Total			20,643

Accpt Land 40,000 **Accepted Bldg** 21,000 **Total** 61,000

Map/Lot: R20 13F
Account: 3403 Card: 1 of 1 Location: 616 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre		Land Total		40,000

Dwelling Description

				Replacement Cost New	
Doublewide	One Story	1,404 Sqft	Grade E 100	Base	88,780
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	82,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	73,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2006	80	E 100	600	Avg.	91%	100%	100%	546
1,404 SFLA		51.99 = $/SFLA (4)				Outbuilding Total			546

Accpt Land 40,000 **Accepted Bldg** 74,000 **Total** 114,000

Map/Lot: R16 57- 1
Account: 3404 Card: 1 of 1 Location: 161 CONTROVERSY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	02/16/2010
Sale Price	36,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.14	Acres-Road Frontage	3,000.00	420	100%		420
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.14		17,953.27 Per Acre		Land Total		38,420

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,056 Sqft	Grade E 75	Base	53,770
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	50,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	47,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2006	49	E 100	368	Fair	88%	100%	100%	324
Shed	2010	168	E 100	1,260	Avg.	94%	100%	100%	1,184
Shed	2012	160	E 100	1,200	Avg.	95%	100%	100%	1,140
1,056 SFLA		44.81 = $/SFLA (4)				Outbuilding Total			2,648

Accpt Land 38,000 **Accepted Bldg** 50,000 **Total** 88,000

Map/Lot: R16 56-1
Account: 3405 Card: 1 of 1 Location: 223 CONTROVERSY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/11/2005
Sale Price	107,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	9,193.95	17,836	100%		17,836
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.94		19,503.09 Per Acre		Land Total		37,836

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade E 100	Base	87,899
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	Doublewide OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	Standard	Standard	Average	Basic	82,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	73,046

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	48	E 100	360	Fair	54%	100%	100%	194
Deck	2005	220	C 100	1,980	Avg.	91%	100%	100%	1,802
1,404 SFLA		52.03 = $/SFLA (4)					Outbuilding Total		1,996

Accpt Land 38,000 **Accepted Bldg** 75,000 **Total** 113,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/23/2005
Sale Price	80,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.10	Acres-Road Frontage	3,000.00	300	100%		300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.10		18,238.10 Per Acre		Land Total		38,300

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,448 Sqft	Grade E 100	Base	89,948
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Standard	Standard	Fair	Basic	86,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	62,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	1987	72	E 100	486	Fair	72%	100%	100%	350
Shed	2005	48	E 100	360	Avg.	91%	100%	100%	328
Gar	2005	576	E 100	10,748	Avg.	91%	100%	100%	9,781
Shed	2005	80	E 100	600	Avg.	91%	100%	100%	546
1,448 SFLA		43.10 = $/SFLA (4)				Outbuilding Total			11,005

Accpt Land 38,000 **Accepted Bldg** 73,000 **Total** 111,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/30/2012
Sale Price	232,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.99	Acres-Back Land	500.00	495	100%		495
1.96	Acres-Wasteland/Bog	100.00	196	100%		196
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.95		7,816.36 Per Acre			Land Total	38,691

Dwelling Description **Replacement Cost New**

Cape Cod	One & 3/4 Story	991 Sqft	Grade C 110	Base	145,988
Exterior	Wood 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,842
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	151,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	136,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	78	C 110	2,032	Avg.	90%	100%	100%	1,829
Deck	2004	580	C 110	5,742	Avg.	90%	100%	100%	5,168
1.5 Fr	2004	345	C 110	25,646	Avg.	90%	100%	100%	23,081
(U)Basement	2004	345	C 110	6,072	Avg.	90%	100%	100%	5,465
1,734 SFLA		78.86 = $/SFLA (4)					Outbuilding Total		35,543

Accpt Land 39,000 **Accepted Bldg** 172,000 **Total** 211,000

Map/Lot: R14 18-2
Account: 3408 Card: 1 of 1 Location: 31 DEWDROP LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	02/17/2004
Sale Price	26,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.19	Acres-Road Frontage	3,000.00	570	100%		570
0.38	Acres-Wasteland/Bog	100.00	38	100%		38
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.57		15,022.57 Per Acre			Land Total	38,608

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,064 Sqft	Grade C 110	Base	105,696
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,744
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	110,542

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	99,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2004	380	C 110	9,898	Avg.	90%	100%	100%	8,908
Deck	2006	200	C 110	1,980	Avg.	91%	100%	100%	1,802
Enclosed Fr Porch	2008	192	C 110	9,679	Avg.	93%	100%	100%	9,001
1,064 SFLA		93.50 = $/SFLA (4)					Outbuilding Total		19,711

Accpt Land 39,000 **Accepted Bldg** 119,000 **Total** 158,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	09/07/2005
Sale Price	28,900
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.29	Acres-Back Land	500.00	145	100%		145
0.58	Acres-Wasteland/Bog	100.00	58	100%		58
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.87		13,311.15 Per Acre		Land Total		38,203

Dwelling Description — **Replacement Cost New**

Doublewide	One Story	1,188 Sqft	Grade E 100	Base	77,840
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,718
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,328
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	74,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	67,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	100	E 100	750	Poor	46%	100%	100%	345
Open Fr Porch	1900	40	E 100	710	Poor	46%	100%	100%	327
Deck	2008	112	E 100	756	Avg.	93%	100%	100%	703
1,188 SFLA		57.12 = $/SFLA (4)				Outbuilding Total			1,375

Accpt Land	38,000	**Accepted Bldg**	69,000	**Total**	107,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL SHORELAND RP
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	08/29/2018
Sale Price	175,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.96	Acres-Baselot (Frct)	9,128.18	17,891	100%		17,891
1.36	Acres-Wasteland/Bog	100.00	136	100%		136
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.32		11,453.92 Per Acre			Land Total	38,027

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	94,597
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,550
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	98,967

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	88,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2011	576	C 100	30,655	Avg.	94%	100%	100%	28,816
(U)Basement	2011	576	C 100	9,216	Avg.	94%	100%	100%	8,663
1,040 SFLA		84.69 = $/SFLA (4)				Outbuilding Total			37,479

Accpt Land	38,000	Accepted Bldg	126,000	Total	164,000

Neighborhood 3	Rural Dirt 2
Tree Growth	2008
Zoning/Use	RURAL SHORELAND SP
Topography	Level
Utilities	
Street	Street Surface

Reference 1	FARMLAND 2008
Reference 2	FARMLAND 2008
Tran/Land/Bldg	1 2 0
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.58	Acres-Mixed Wood F&O	408.00	4,317	100%		4,317
Total Acres 10.58		408.03 Per Acre			Land Total	4,317

Accpt Land	4,000	**Accepted Bldg**	0	**Total**	4,000

Map/Lot: U10 10-18
Account: 3412 Card: 1 of 1 Location: 18 MEDOMAK PARK

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2 4-1-03
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1987	14X66	A 100	49,368	Poor	30%	100%	100%	14,810
Entry		1987	48	E 100	1,260	Poor	65%	100%	100%	819
924 SFLA			111.35 = $/SFLA (4)				Outbuilding Total			15,629

Accpt Land 0 **Accepted Bldg** 16,000 **Total** 16,000

Map/Lot: R16 57- 2
Account: 3413 Card: 1 of 1 Location: 139 CONTROVERSY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	02/16/2015
Sale Price	5,366
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.21	Acres-Road Frontage	3,000.00	3,630	100%		3,630
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
4.53	Acres-Back Land	500.00	2,265	100%		2,265
Total Acres 7.74		5,671.19 Per Acre		Land Total		43,895

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,904 Sqft	Grade D 100	Base	125,776
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 Space	Basement	-7,533
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	2005	Standard	Standard	Average	Basic	119,822

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	103,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2005	200	D 100	5,880	Avg.	91%	100%	100%	5,351
Entry	2011	120	D 100	3,528	Avg.	94%	100%	100%	3,316
Gar	2011	832	D 100	17,388	Avg.	94%	80%	100%	13,076
(F) Gar	2012	832	D 100	34,944	Avg.	95%	50%	100%	16,598
1,904 SFLA		54.12 = $/SFLA (4)				Outbuilding Total			38,341

Accpt Land 44,000 **Accepted Bldg** 141,000 **Total** 185,000

Map/Lot: R24 1D
Account: 3414 Card: 1 of 1 Location: 20 HORSCENTS LN

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	02/23/2015
Sale Price	200,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.02	Acres-Back Land	500.00	2,510	100%		2,510
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.02		6,055.56 Per Acre		Land Total		42,510

Dwelling Description **Replacement Cost New**

Log Home	One & 1/2 Story	1,040 Sqft	Grade C 100	Base	146,284
Exterior	Log	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	3,245
Rooms	3				
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	156,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	138,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	320	C 100	7,578	Avg.	89%	100%	100%	6,744
1 Fr	2003	288	C 100	15,327	Avg.	89%	100%	100%	13,641
Att Gar	2003	288	C 100	6,042	Avg.	89%	100%	100%	5,377
1.5 Barn	2008	1080	C 100	25,780	Avg.	93%	100%	100%	23,975
Canopy	2008	288	C 100	2,534	Avg.	93%	100%	100%	2,357
Gar	2017	432	C 100	10,748	Avg.	97%	100%	100%	10,426
1,560 SFLA		89.04 = $/SFLA (4)				Outbuilding Total			62,520

Accpt Land 43,000 **Accepted Bldg** 201,000 **Total** 244,000

Map/Lot: R19 30C
Account: 3415 Card: 1 of 1 Location: 378 CASTNER RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/19/2002
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.74	Acres-Baselot (Frct)	11,023.93	19,182	100%		19,182
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.74		22,518.39 Per Acre		Land Total		39,182

Dwelling Description

Modular Home	One & 3/4 Story	1,008 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	132,919
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,628
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	Standard	Standard	Average	Basic	142,092

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	126,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2005	390	C 100	3,510	Avg.	91%	100%	100%	3,194
1,764 SFLA		71.69 = $/SFLA (4)				Outbuilding Total			3,194

Accpt Land	39,000	**Accepted Bldg**	130,000	**Total**	169,000

Map/Lot: R 2 28B
Account: 3416 Card: 1 of 1 Location: 56 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/22/2003
Sale Price	13,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.97	Acres-Road Frontage	3,000.00	2,910	100%		2,910
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.97		15,289.56 Per Acre		Land Total		45,410

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,404 Sqft	Grade C 100	Base	117,199
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,586
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,092
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,880
Attic	None			Attic	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	Standard	Standard	Average	Basic	110,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	98,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2003	93	C 100	3,255	Avg.	89%	100%	100%	2,897
Gar	2003	780	C 100	19,406	Avg.	89%	100%	100%	17,271
Shed	2012	120	E 100	900	Avg.	95%	100%	100%	855
1,404 SFLA		70.10 = $/SFLA (4)				Outbuilding Total			21,023

Accpt Land 45,000 **Accepted Bldg** 119,000 **Total** 164,000

Map/Lot: R20 36A
Account: 3417 Card: 1 of 1 Location: 150 JACKSON RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Paved

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

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.50	Acres-Back Land	500.00	1,250	100%		1,250
Total Acres 4.50		4,722.22 Per Acre		Land Total		21,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Shed	2003	192	E 100	2.074	Avg.	89%	30%	100%	554
							Outbuilding Total		554

Accpt Land 21,000 **Accepted Bldg** 600 **Total** 21,600

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2 1995 ASTRO 14 X 74
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1995	14X72	C 100	43,128	Fair	40%	100%	100%	17,251
1,008 SFLA		114.75 = $/SFLA (4)					Outbuilding Total		17,251

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Map/Lot: R 6 8E-29
Account: 3420 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 29

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2 4-1-15
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington	M/H	1990	14X72	C 100	43,128	Poor	30%	100%	100%	12,938
Cover-It		2015	128	E 100	192	Fair	96%	200%	100%	368
Deck		1990	112	E 100	756	Avg.	81%	100%	100%	612
1,008 SFLA			127.59 = $/SFLA (4)					Outbuilding Total		13,918

Accpt Land 0 **Accepted Bldg** 14,000 **Total** 14,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Keiser.....M/H	1988	14X72	A 100	53,856	Poor	30%	100%	100%	16,157
Deck	1988	154	E 100	1,040	Poor	66%	100%	100%	686
1,008 SFLA		143.62 = $/SFLA (4)					Outbuilding Total		16,843

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Map/Lot: R 3 42B
Account: 3422 Card: 1 of 1 Location: 800 SPRAGUE RD

Neighborhood	8	Residential Pond	2
Zoning/Use	SHORELAND LR RURAL		
Topography	Rolling		
Utilities	Drilled Well		
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	4 4 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	8

Land	37,000	**Accepted Bldg**	0	**Total**	37,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.45	Acres-Back Land	500.00	2,225	100%		2,225
Total Acres 4.45		500.00 Per Acre			Land Total	2,225

Accpt Land 2,000 **Accepted Bldg** 0 **Total** 2,000

Map/Lot: R17 69
Account: 3426 Card: 1 of 1 Location: NOBLEBORO TOWN LINE

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Rolling
Utilities
Street Street Surface

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Back Land	500.00	5,500	100%		5,500
Total Acres 11.00		500.00 Per Acre			Land Total	5,500

Accpt Land 6,000 **Accepted Bldg** 0 **Total** 6,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities
Street Paved

Sale Data

Sale Date	08/03/2015
Sale Price	35,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.46	Acres-Road Frontage	3,000.00	4,380	100%		4,380
30.54	Acres-Back Land	500.00	15,270	100%		15,270
Total Acres 34.00		1,166.18 Per Acre		Land Total		39,650

Accpt Land 40,000 **Accepted Bldg** 0 **Total** 40,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2 1990 HALLMARK
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		20,000.00 Per Acre			Land Total	40,000

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Holly Park	M/H	1990	14X72	A 100	53,856	Fair	40%	100%	100%	21,542
Deck		1990	64	E 100	432	Fair	75%	100%	100%	324
1,008 SFLA			164.99 = $/SFLA (4)					Outbuilding Total		21,866

Accpt Land 40,000 **Accepted Bldg** 22,000 **Total** 62,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.35	Acres-Back Land	500.00	7,675	100%		7,675
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
Total Acres 17.35		453.89 Per Acre		Land Total		7,875

Accpt Land 8,000 **Accepted Bldg** 0 **Total** 8,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/31/2006
Sale Price	34,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
1.10	Acres-Road Frontage	3,000.00	3,300	100%		3,300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.10		13,967.74 Per Acre		Land Total		43,300

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,836 Sqft	Grade E 100	Base	108,017
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full	SFLA	1,836	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Standard	Standard	Average	Basic	102,543

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	93,314

Accpt Land	43,000	Accepted Bldg	93,000	Total	136,000

Map/Lot: U 4 12
Account: 3433 Card: 1 of 1 Location: 15 FRIENDSHIP RD

Neighborhood 6 Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data

Sale Date	07/15/2003
Sale Price	171,500
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.03	Acres-Baselot (Frct)	529,364	15,881	100%		15,881
3.00	# -Apartment	2,000.00	6,000	100%		6,000
1.00	# -Lot Imp PW/PS...	15,000.00	15,000	100%		15,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 0.03		1,396,033.33 Per Acre		Land Total		41,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Dining 10	1900	1067	C 100	120,411	Good	68%	100%	100%	81,879
2nd Floor Fin	1900	1067	C 100	56,786	Good	68%	100%	100%	38,614
3rd Floor Fin	1900	1067	C 100	56,786	Good	68%	100%	100%	38,614
Basement 10	1900	1067	C 100	27,486	Good	68%	100%	100%	18,690
Deck	1983	100	C 100	900	Good	82%	300%	100%	2,214
							Outbuilding Total		180,011

Accpt Land 42,000 **Accepted Bldg** 180,000 **Total** 222,000

Map/Lot: R21 10
Account: 3434 Card: 1 of 1 Location: 80 LOIS LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Rolling
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	30%		5,400
41.49	Acres-Back Land	500.00	20,745	100%		20,745
1.00	Acres-Under Water	.00		100%		0
Total Acres 44.49		587.66 Per Acre		Land Total		26,145

Accpt Land 26,000 **Accepted Bldg** 0 **Total** 26,000

Map/Lot: R21 10- 4
Account: 3436 Card: 1 of 1 Location: 45 LOIS LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
1.35	Acres-Back Land	500.00	675	100%		675
Total Acres 3.35		2,888.06 Per Acre		Land Total		9,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Camper Trailer	2000	8X32	C 100	14,272	Avg.	51%	100%	100%	7,279
MH Tipout	2000	36	C 100	976	Avg.	87%	100%	100%	849
256 SFLA		392.94 = $/SFLA (4)				Outbuilding Total			8,128

Accpt Land 10,000 **Accepted Bldg** 8,000 **Total** 18,000

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Rolling
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	07/24/2003
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
141	$/LF -Water Frontage	100.00	14,100	100%		14,100
0.17	Acres-Water Acreage	.00		100%		0
Total Acres 2.17		20,322.58 Per Acre		Land Total		44,100

Accpt Land 44,000 **Accepted Bldg** 0 **Total** 44,000

Map/Lot: R18 58B
Account: 3438 Card: 1 of 1 Location: 420 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.17	Acres-Road Frontage	3,000.00	510	100%		510
5.83	Acres-Back Land	500.00	2,915	100%		2,915
2.00	Acres-Wasteland/Bog	100.00	200	100%		200
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 10.00		4,362.50 Per Acre			Land Total	43,625

Dwelling Description

					Replacement Cost New
Modular Home	One Story	1,509 Sqft	Grade C 100	Base	123,719
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,700
Attic	None			Attic	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	Standard	Standard	Average	Basic	128,419

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	111,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1992	144	E 100	1,080	Avg.	82%	100%	100%	886
Shed	1994	286	C 100	2,860	Avg.	84%	100%	100%	2,402
1,509 SFLA		74.04 = $/SFLA (4)					Outbuilding Total		3,288

Accpt Land 44,000 **Accepted Bldg** 115,000 **Total** 159,000

Map/Lot: R18 58D
Account: 3439 Card: 1 of 1 Location: 422 REEF RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	01/10/2006
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
22.53	Acres-Back Land	500.00	11,265	100%		11,265
2.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 26.53		1,932.34 Per Acre		Land Total		51,265

Dwelling Description **Replacement Cost New**

Ranch	One Story	600 Sqft	Grade D 100	Base	56,512
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Frost Wall	Basement	-2,611
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,425
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Open	58,326

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	54,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2009	60	D 100	454	Avg.	93%	100%	100%	422
600 SFLA		90.41 = $/SFLA (4)				Outbuilding Total			422

Accpt Land	51,000	Accepted Bldg	55,000	Total	106,000

Map/Lot: R 3 42B
Account: 3440 Card: 1 of 1 Location: 800 SPRAGUE RD

Neighborhood 8 Residential Pond 2

Zoning/Use	SHORELAND LR RURAL
Topography	Below Street
Utilities	Drilled WellNone
Street	Right-Of-Way

Sale Data

Sale Date	06/10/2010
Sale Price	8,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Partial Interest

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	18.75%		11,250
586	$/LF -Water Frontage	100.00	58,600	37.5%		21,975
5.86	Acres-Water Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	18.75%		3,750
Total Acres 7.86		4,704.20 Per Acre		Land Total		36,975

Accpt Land	37,000	**Accepted Bldg**	0	**Total**	37,000

Neighborhood 1 Rt 1 Com A 2

Zoning/Use ROUTE 1 COM A
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 5 5 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Baselot (Frct)	16,609.80	60,958	100%		60,958
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
2.00	# -Lot Imp Rd/P Lot	10,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
0.27	Acres-Land Acreage	.00		100%		0
Total Acres 3.94		29,938.58 Per Acre		Land Total		117,958

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1950	1344	D 80	50,062	Avg.	62%	100%	100%	31,038
Store 8	1950	784	D 80	29,203	Avg.	62%	100%	100%	18,106
Store 8	1988	1920	D 80	71,518	Avg.	80%	100%	100%	57,214
Store 8	1988	1120	D 80	41,719	Avg.	80%	100%	100%	33,375
Store 8	1992	2400	D 80	89,398	Avg.	82%	100%	100%	73,306
Store 8	1992	2400	D 80	89,398	Avg.	82%	100%	100%	73,306
Deck	1992	565	D 100	4,271	Avg.	82%	100%	100%	3,502
Box Trailer	1980	1	C 100	500	Avg.	75%	100%	100%	375
Gar	1949	432	D 100	9,028	Avg.	62%	100%	100%	5,597
Open Shed	1992	192	D 100	1,290	Avg.	82%	100%	100%	1,058
						Outbuilding Total			296,877

Accpt Land 118,000 **Accepted Bldg** 297,000 **Total** 415,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	5 5 6
X Coordinate	0 Y Coordinate 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Store 8	1997	4800	D 80	178,795	Avg.	86%	100%	100%	153,764
Basement 8	1997	4800	C 100	118,416	Avg.	86%	100%	100%	101,838
Open Fr Porch	1997	144	C 100	3,410	Avg.	86%	100%	100%	2,933
Deck	1997	128	C 100	1,152	Avg.	86%	100%	100%	991
Office 8	1949	1176	C 100	83,825	Avg.	62%	100%	100%	51,972
Basement 8	1949	1176	C 100	29,012	Avg.	62%	100%	100%	17,987
Warehouse 20	2003	5500	C 100	188,430	Avg.	89%	100%	100%	167,703
							Outbuilding Total		497,188

Accpt Land	0	**Accepted Bldg**	497,000	**Total**	497,000

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Total
1	118,000	297,000	415,000	118,000	297,000	415,000
2	0	497,000	497,000	0	497,000	497,000
TOTAL	118,000	794,000	912,000	118,000	794,000	912,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND WDCMA ROUTE 1 COM A
Topography Rolling
Utilities None
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
600	$/LF -Water Frontage	100.00	60,000	50%		30,000
100	$/LF -Water Frontage	100.00	10,000	50%		5,000
183	$/LF -Water Frontage	100.00	18,300	50%		9,150
8.83	Acres-Water Acreage	.00		100%		0
7.50	Acres-Road Frontage	3,000.00	22,500	100%		22,500
14.11	Acres-Back Land	500.00	7,055	100%		7,055
Total Acres 32.44		4,121.61 Per Acre		Land Total		133,705

Accpt Land 134,000 **Accepted Bldg** 0 **Total** 134,000

Map/Lot: U11 40-3
Account: 3444 Card: 1 of 1 Location: 50 MEDOMAK TERRACE ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities
Street Right-Of-Way

Sale Data

Sale Date	12/14/2011
Sale Price	160,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
1.35	Acres-Back Land	500.00	675	100%		675
Total Acres 1.85		12,256.76 Per Acre		Land Total		22,675

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: U11 40-1
Account: 3445 Card: 1 of 1 Location: 111 PINE ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Above Street
Utilities
Street Paved

Sale Data

Sale Date	06/09/2017
Sale Price	15,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	44,000.00	22,000	100%		22,000
0.17	Acres-Road Frontage	3,000.00	510	100%		510
Total Acres 0.67		33,597.01 Per Acre		Land Total		22,510

Accpt Land 23,000 **Accepted Bldg** 0 **Total** 23,000

Map/Lot: R20 56
Account: 3446 Card: 1 of 1 Location: 1082 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Redman	M/H	2014	14X56	B 100	38,528	Avg.	67%	100%	100%	25,814
Deck		2014	144	C 100	1,296	Avg.	96%	100%	100%	1,244
784 SFLA			102.11 = $/SFLA (4)					Outbuilding Total		27,058

Accpt Land 0 **Accepted Bldg** 27,000 **Total** 27,000

Map/Lot: R10 3
Account: 3447 Card: 1 of 1 Location: 14 BACK COVE RD

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Commodore	M/H	2015	14X68	A 100	50,864	Good	81%	100%	100%	41,200
Deck		2015	96	E 100	648	Avg.	97%	100%	100%	629
Deck		2015	24	E 100	162	Avg.	97%	100%	100%	157
Shed		2015	64	E 100	480	Avg.	97%	100%	100%	466
952 SFLA			127.37 = $/SFLA (4)				Outbuilding Total			42,452

Accpt Land 0 **Accepted Bldg** 42,000 **Total** 42,000

Map/Lot: R 6 8E-42
Account: 3449 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 42

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Camper Trailer	1980	8X35	C 100	15,610	Fair	40%	100%	100%	6,244
280 SFLA		455.36 = $/SFLA (4)					Outbuilding Total		6,244

Accpt Land 0 **Accepted Bldg** 6,000 **Total** 6,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Gravel

Sale Data

Sale Date	11/30/2013
Sale Price	58,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.18	Acres-Back Land	500.00	1,090	100%		1,090
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 4.18		8,394.74 Per Acre		Land Total		35,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Skyline Homette.	1979	14X60	C 100	35,940	Poor	30%	100%	100%	10,782
Deck	2003	96	E 100	648	Avg.	89%	100%	100%	577
840 SFLA		164.62 = $/SFLA (4)				Outbuilding Total			11,359

Accpt Land	35,000	**Accepted Bldg**	11,000	**Total**	46,000

Map/Lot: R14 15A
Account: 3452 Card: 1 of 1 Location: 795 UNION RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.06	Acres-Back Land	500.00	30	100%		30
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Apartment	2,000.00	2,000	100%		2,000
Total Acres 2.06		19,432.04 Per Acre		Land Total		40,030

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	768 Sqft	Grade E 100	Base	73,826
Exterior	T-11	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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	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	Standard	Standard	Average	Basic	75,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	68,347

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	35	E 100	236	Avg.	90%	100%	100%	212
Shed	2006	120	C 100	1,200	Avg.	91%	100%	100%	1,092
1,152 SFLA		59.33 = $/SFLA (4)					Outbuilding Total		1,304

Accpt Land 40,000 **Accepted Bldg** 70,000 **Total** 110,000

Neighborhood 8 Residential Pond 2

Zoning/Use SHORELAND RP RURAL
Topography Below Street
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	08/13/2003
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 4 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	50%		30,000
0.36	Acres-Back Land	500.00	180	100%		180
Total Acres 2.36		12,788.14 Per Acre		Land Total		30,180

Accpt Land 30,000 **Accepted Bldg** 0 **Total** 30,000

Map/Lot: R18 42B
Account: 3454 Card: 1 of 1 Location: 76 BALSAM DR

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	02/14/2017
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.01	Acres-Back Land	500.00	5	100%		5
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.01		18,907.96 Per Acre		Land Total		38,005

Dwelling Description **Replacement Cost New**

Salt Box	One & 3/4 Story	1,074 Sqft	Grade C 110	Base	152,702
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,081
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	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	Standard	Standard	Average	Basic	160,953

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	143,248

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2003	162	C 110	4,220	Avg.	89%	100%	100%	3,756
Deck	2003	160	C 110	1,584	Avg.	89%	100%	100%	1,410
1 Fr	2005	168	C 110	9,835	Avg.	91%	100%	100%	8,950
1.5 Gar	2005	840	C 110	29,189	Avg.	91%	100%	100%	26,562
1,880 SFLA		76.20 = $/SFLA (4)				Outbuilding Total			40,678

Accpt Land 38,000 **Accepted Bldg** 184,000 **Total** 222,000

Map/Lot: R16 21
Account: 3455 Card: 1 of 1 Location: 772 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	07/01/2003
Sale Price	38,900
Sale Type	Mobile Home
Financing	
Verified	
Validity	

Reference 1	
Reference 2	4-1-2004
Tran/Land/Bldg	1 0 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Dwelling Description

Doublewide	One Story	1,152 Sqft	Grade E 75	Base	57,123
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
OPEN-3-CUSTOMIZE	..... OPEN 3			OPEN-3-CUSTO	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,586
Attic	None			Attic	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	Standard	Standard	Average	Basic	53,823

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	47,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1982	80	E 100	600	Avg.	76%	100%	100%	456
Deck	2003	48	E 100	324	Avg.	89%	100%	100%	288
Deck	2006	188	E 100	1,269	Avg.	91%	100%	100%	1,155
Gar	2006	720	E 100	13,436	Avg.	91%	100%	100%	12,227
1,152 SFLA		41.58 = $/SFLA (4)				Outbuilding Total			14,126

Accpt Land	0	**Accepted Bldg**	62,000	**Total**	62,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	10/01/2003
Sale Price	43,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	

Reference 1			
Reference 2	3-6-06		
Tran/Land/Bldg	1 0 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	19 70 0	Land Schedule	2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Maple Leaf	M/H	2003	14X72	A 100	53,856	Avg.	51%	100%	100%	27,467
MH Slab		2003	1008	C 100	3,417	Avg.	89%	100%	100%	3,041
Deck		2003	36	C 100	324	Avg.	89%	100%	100%	288
1,008 SFLA			74.77 = $/SFLA (4)				Outbuilding Total			30,796

Accpt Land	0	**Accepted Bldg**	31,000	**Total**	31,000

Map/Lot: R17 19A
Account: 3457 Card: 1 of 1 Location: 2500 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	04/10/2015
Sale Price	155,000
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 8 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
2.22	Acres-Back Land	500.00	1,110	100%		1,110
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
3.00	# -Apartment	2,000.00	6,000	100%		6,000
Total Acres 4.22		11,400.47 Per Acre		Land Total		48,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 8	2004	6720	E 75	100,850	Fair	88%	50%	100%	44,374
Basement 8	2004	8448	E 75	117,232	Fair	88%	50%	100%	51,582
(U)Attic	2004	3360	E 100	22,680	Fair	87%	100%	100%	19,732
2 Fr	2004	1728	D 100	125,136	Fair	87%	100%	100%	108,868
						Outbuilding Total			224,556

Accpt Land 48,000 **Accepted Bldg** 225,000 **Total** 273,000

Map/Lot: R16 55A
Account: 3458 Card: 1 of 1 Location: 353 CONTROVERSY LN

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/31/2006
Sale Price	119,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.24	Acres-Road Frontage	3,000.00	720	100%		720
0.45	Acres-Land Acreage	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.69		14,394.05 Per Acre			Land Total	38,720

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,344 Sqft	Grade E 100	Base	85,105
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,794
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Standard	Standard	Average	Basic	82,414

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	69,228

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Gar	2003	768	E 100	14,331	Avg.	89%	100%	100%	12,755
1,344 SFLA		51.51 = $/SFLA (4)					Outbuilding Total		12,755

Accpt Land	39,000	Accepted Bldg	82,000	Total	121,000

Map/Lot: R 4 9-1
Account: 3459 Card: 1 of 1 Location: 155 MAIN ST

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.97	Acres-Baselot (Frct)	10,106.36	19,910	100%		19,910
0.63	Acres-Wasteland/Bog	100.00	63	100%		63
Total Acres 2.60		7,681.92 Per Acre		Land Total		19,973

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Map/Lot: R 4 9-2
Account: 3460 Card: 1 of 1 Location: 31 WEST GLEN DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17,555	40%		7,022
0.21	Acres-Wasteland/Bog	100.00	21	100%		21
Total Acres 2.05		3,435.61 Per Acre			Land Total	7,043

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Map/Lot: R 4 9-3
Account: 3461 Card: 1 of 1 Location: 51 WEST GLEN DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Baselot (Frct)	9,540.94	17.555	40%		7,022
0.05	Acres-Wasteland/Bog	100.00	5	100%		5
Total Acres 1.89		3,717.99 Per Acre		Land Total		7,027

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Map/Lot: R 4 9-4
Account: 3462 Card: 1 of 1 Location: 61 WEST GLEN DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	9,504.81	17,584	40%		7,034
0.12	Acres-Wasteland/Bog	100.00	12	100%		12
Total Acres 1.97		3,576.65 Per Acre		Land Total		7,046

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Map/Lot: R 4 9-5
Account: 3463 Card: 1 of 1 Location: 91 WEST GLEN DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	9,504.81	17,584	40%		7,034
1.96	Acres-Wasteland/Bog	100.00	196	100%		196
Total Acres 3.81		1,897.64 Per Acre			Land Total	7,230

Accpt Land 7,000 **Accepted Bldg** 0 **Total** 7,000

Map/Lot: R 4 9-6
Account: 3464 Card: 1 of 1 Location: 111 WEST GLEN DR

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	20%		3,600
0.20	Acres-Back Land	500.00	100	100%		100
1.34	Acres-Land Acreage	.00		100%		0
Total Acres 3.54		1,045.20 Per Acre		Land Total		3,700

Accpt Land 4,000 **Accepted Bldg** 0 **Total** 4,000

Map/Lot: R10 18A
Account: 3466 Card: 1 of 1 Location: 3009 FRIENDSHIP RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellOn Another Lot
Street Paved

Sale Data

Sale Date	11/13/2003
Sale Price	35,100
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 5 1 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 4.00		7,125.00 Per Acre		Land Total		28,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Auto Repair 10	1976	1200	E 100	44,271	Avg.	72%	100%	100%	31,875
Shed	1976	144	E 100	1,080	Avg.	72%	100%	100%	778
Shed	1830	120	E 100	900	Avg.	62%	100%	100%	558
							Outbuilding Total		33,211

Accpt Land 29,000 **Accepted Bldg** 33,000 **Total** 62,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	10/29/2016
Sale Price	45,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	1011 42ND ST W
Reference 2	BRADENTON, FL 34205-1666
Tran/Land/Bldg	1 1 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	80%		14,400
2.50	Acres-Back Land	500.00	1,250	100%		1,250
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	50%		10,000
Total Acres 4.50		5,700.00 Per Acre			Land Total	25,650

Dwelling Description **Replacement Cost New**

Ranch	One Story	852 Sqft	Grade E 50	Base	30,786
Exterior	T-11	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Posts	Basement	None	Basement	-2,409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-639
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,057
Attic	None			Attic	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	None	None	Average	Basic	26,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	24,013

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2004	120	E 50	405	Avg.	90%	100%	100%	365
Carport	2004	120	E 50	439	Avg.	90%	100%	100%	395
Shed	2005	192	C 100	1,920	Avg.	91%	100%	100%	1,747
Deck	2005	48	C 100	432	Avg.	91%	100%	100%	393
852 SFLA		28.18 = $/SFLA (4)				Outbuilding Total			2,900

Accpt Land	26,000	Accepted Bldg	27,000	Total	53,000

Map/Lot: R16 15C
Account: 3468 Card: 1 of 1 Location: 720 WINSLOWS MILLS RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data

Sale Date	11/26/2003
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.05	Acres-Road Frontage	3,000.00	150	100%		150
1.09	Acres-Back Land	500.00	545	100%		545
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.14		12,960.19 Per Acre		Land Total		40,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Astro M/H	1978	14X48	C 100	28,752	Avg.	51%	100%	100%	14,664
672 SFLA		57.56 = $/SFLA (4)				Outbuilding Total			14,664

Accpt Land 41,000 **Accepted Bldg** 15,000 **Total** 56,000

Map/Lot: R 3 11C
Account: 3469 Card: 1 of 1 Location: 250 LEDGES CIRCLE RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Below Street
Utilities None
Street Paved

Sale Data

Sale Date	01/08/2016
Sale Price	31,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 1 10
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.60	Acres-Road Frontage	3,000.00	10,800	100%		10,800
Total Acres 5.60		5,500.00 Per Acre		Land Total		30,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cabin	2004	576	E 100	16,286	Avg.	90%	100%	100%	14,657
Shed	2004	576	E 100	4,320	Avg.	90%	100%	100%	3,888
Deck	2008	120	C 100	1,080	Avg.	93%	100%	100%	1,004
							Outbuilding Total		19,549

Accpt Land 31,000 **Accepted Bldg** 20,000 **Total** 51,000

Map/Lot: R17 58-1
Account: 3472 Card: 1 of 1 Location: 1503 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Sale Data

Sale Date	10/31/2018
Sale Price	84,100
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 3 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
0.74	Acres-Back Land	500.00	370	100%		370
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.74		20,208.03 Per Acre		Land Total		55,370

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	2008	14X66	D 100	31,614	Avg.	51%	100%	100%	16,123
Deck		2008	144	C 100	1,296	Avg.	93%	100%	100%	1,205
Shed		2008	64	E 100	480	Avg.	93%	100%	100%	446
924 SFLA			59.31 = $/SFLA (4)				Outbuilding Total			17,774

Accpt Land 55,000 **Accepted Bldg** 18,000 **Total** 73,000

Map/Lot: R17 58B
Account: 3473 Card: 1 of 1 Location: 1505 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use	RURAL SHORELAND LR
Topography	Level
Utilities	None
Street	Right-Of-Way

Sale Data

Sale Date	11/21/2018
Sale Price	39,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 3 4 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
3.07	Acres-Back Land	500.00	1,535	100%		1,535
Total Acres 5.07		7,206.11 Per Acre			Land Total	36,535

Accpt Land 37,000 **Accepted Bldg** 0 **Total** 37,000

Name: VANNAH, JENNIFER L
DONDLINGER, BENNETT M
Map/Lot: R18 30D
Account: 3474 Card: 1 of 1 Location: 1748 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Right-Of-Way

Sale Data

Sale Date	04/18/2008
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	50%		9,000
0.95	Acres-Back Land	500.00	475	100%		475
Total Acres 2.95		3,211.86 Per Acre		Land Total		9,475

Accpt Land	9,000	**Accepted Bldg**	0	**Total**	9,000

Map/Lot: R18 30E
Account: 3475 Card: 1 of 1 Location: 1750 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Level
Utilities None
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.97	Acres-Back Land	500.00	3,485	100%		3,485
1.00	Acres-Under Water	.00		100%		0
Total Acres 7.97		437.26 Per Acre		Land Total		3,485

Accpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Map/Lot: R21 49
Account: 3476 Card: 1 of 1 Location: 2980 WASHINGTON RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	02/19/2004
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 11
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.66	Acres-Back Land	500.00	330	100%		330
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.66		15,161.65 Per Acre		Land Total		40,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Henderson M/H	1991	14X56	C 100	33,544	Fair	40%	100%	100%	13,418
Deck	1991	32	E 100	216	Fair	76%	100%	100%	164
Entry	2004	196	E 100	5,145	Avg.	90%	100%	100%	4,630
Shed	2004	80	E 100	600	Fair	87%	100%	100%	522
Shed	2004	64	E 100	480	Fair	87%	100%	100%	418
784 SFLA		87.01 = $/SFLA (4)				Outbuilding Total			19,152

Accpt Land 40,000 **Accepted Bldg** 19,000 **Total** 59,000

Map/Lot: R 9 41- 9
Account: 3478 Card: 1 of 1 Location: 1275 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use	SHORELAND LR RESIDENTIAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/11/1977
Sale Price	11,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 19 70 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.99	Acres-Baselot (Frct)	36,809.41	36,441	100%		36,441
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 0.99		57,011.11 Per Acre		Land Total		56,441

Dwelling Description

Doublewide	One Story	1,620 Sqft	Grade D 100	**Replacement Cost New**	
Exterior	Vinyl	Masonry Trim	None	Base	109,713
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,260
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	101,822

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	89,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2001	112	C 100	1,120	Avg.	88%	100%	100%	986
1,620 SFLA		55.31 = $/SFLA (4)					Outbuilding Total		986

Accpt Land 56,000 **Accepted Bldg** 91,000 **Total** 147,000

Map/Lot: U 2 20A-21
Account: 3479 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 21

Neighborhood 4 Village .5

Zoning/Use	VILLAGE
Topography	Level
Utilities	Public WaterPublic Sewer
Street	Right-Of-Way

Sale Data

Sale Date	06/01/2012
Sale Price	16,250
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Titan M/H	1994	14X76	C 100	45,524	Fair	40%	100%	100%	18,210
1,064 SFLA		101.33 = $/SFLA (4)				Outbuilding Total			18,210

Accpt Land 0 **Accepted Bldg** 18,000 **Total** 18,000

Map/Lot: R 4 23
Account: 3482 Card: 1 of 1 Location: 640 ATLANTIC HWY

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	None
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	6 5 6
X Coordinate	0
Y Coordinate	0
Exemption(s)	
Land Schedule	1

Sale Data

Sale Date	10/01/2013
Sale Price	136,200
Sale Type	Commercial Sale.
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Cell Tower 190	2003	1	C 100	161,875	Avg.	89%	100%	100%	144,069
Fencing	2003	300	C 100	4,290	Avg.	89%	100%	100%	3,818
							Outbuilding Total		147,887

Accpt Land	0	**Accepted Bldg**	148,000	**Total**	148,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/19/2007
Sale Price	65,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.35	Acres-Road Frontage	3,000.00	1,050	100%		1,050
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.35		17,468.09 Per Acre		Land Total		41,050

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,507 Sqft	Grade D 100	Base	103,820
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,279
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,545
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,886
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	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	Standard	Standard	Average	Basic	99,809

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	90,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2010	120	C 100	1,080	Avg.	94%	100%	100%	1,015
1,507 SFLA		60.27 = $/SFLA (4)				Outbuilding Total			1,015

Accpt Land	41,000	**Accepted Bldg**	92,000	**Total**	133,000

Map/Lot: R 6 8E- 3
Account: 3487 Card: 1 of 1 Location: 170 LADY SLIPPER LN LOT 3

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood	M/H	2008	14X66	D 100	31,614	Avg.	51%	100%	100%	16,123
Deck		2016	100	D 100	756	Avg.	97%	100%	100%	733
924 SFLA			115.75 = $/SFLA (4)				Outbuilding Total			16,856

Accpt Land 0 **Accepted Bldg** 17,000 **Total** 17,000

Map/Lot: R24 13-2
Account: 3488 Card: 1 of 1 Location: 135 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.28	Acres-Back Land	500.00	140	100%		140
Total Acres 2.28		7,956.14 Per Acre		Land Total		18,140

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R24 13-3
Account: 3489 Card: 1 of 1 Location: 137 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Baselot (Frct)	9,504.81	17.584	100%		17,584
Total Acres 1.85		9,504.86 Per Acre			Land Total	17,584

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R24 13-4 & 5
Account: 3490 Card: 1 of 1 Location: 133 NOYES RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.35	Acres-Road Frontage	3,000.00	1,050	100%		1,050
1.70	Acres-Back Land	500.00	850	100%		850
Total Acres 4.05		4,913.58 Per Acre		Land Total		19,900

Accpt Land 20,000 **Accepted Bldg** 0 **Total** 20,000

Map/Lot: R 2 45
Account: 3491 Card: 1 of 1 Location: 359 GROSS NECK RD

Neighborhood 2 Rural Paved 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Burlington Econ.	1982	14X72	B 100	49,536	Poor	30%	100%	100%	14,861
Deck	1982	152	E 100	1,026	Poor	59%	100%	100%	605
1,008 SFLA		120.84 = $/SFLA (4)					Outbuilding Total		15,466

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Map/Lot: R 8 42
Account: 3492 Card: 1 of 1 Location: 2458 FRIENDSHIP RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL VILLAGE BUSINESS RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 2

Dwelling Description — Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 110	Base	116,589
Exterior	Cement Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	960
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,124
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	122,775

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	100%	112,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Canopy	2007	108	C 110	1,045	Avg.	92%	100%	100%	961
Shed	2007	120	C 110	1,320	Avg.	92%	100%	100%	1,214
1,296 SFLA		87.16 = $/SFLA (4)					Outbuilding Total		2,175

Accpt Land 0 **Accepted Bldg** 115,000 **Total** 115,000

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	12/29/2017
Sale Price	224,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
5.07	Acres-Road Frontage	3,000.00	15,210	100%		15,210
0.10	Acres-Back Land	500.00	50	100%		50
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.17		7,707.11 Per Acre			Land Total	55,260

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	138,795
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-628
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,098
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	Standard	Standard	Average	Basic	142,265

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	102,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	1976	224	C 110	13,113	Avg.	72%	100%	100%	9,441
(U)Basement	1976	224	C 110	3,942	Avg.	72%	100%	100%	2,838
1 Fr	1976	192	C 110	11,240	Avg.	72%	100%	100%	8,093
(U)Basement	1976	192	C 110	3,379	Avg.	72%	100%	100%	2,433
Deck	1976	80	C 110	792	Avg.	72%	100%	100%	570
1.5 Gar	1978	1288	E 100	30,516	Fair	65%	100%	100%	19,835
Att Gar	1979	1104	E 100	17,372	Fair	66%	100%	100%	11,466
Shed	1984	760	E 100	5,700	Fair	70%	100%	100%	3,990
Open Fr Porch	1984	80	E 100	1,420	Fair	70%	100%	100%	994
Shed	1991	672	E 100	5,040	Fair	76%	100%	100%	3,830
1,680 SFLA		60.97 = $/SFLA (4)				Outbuilding Total			63,490

Accpt Land 55,000 **Accepted Bldg** 166,000 **Total** 221,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	01/07/2009
Sale Price	28,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.00	Acres-Back Land	500.00	1,000	100%		1,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.00		9,750.00 Per Acre		Land Total		39,000

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,620 Sqft	Grade E 100	Base	97,958
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,810
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Standard	Standard	Average	Basic	92,722

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	86,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2008	192	C 100	1,728	Avg.	93%	100%	100%	1,607
1,620 SFLA		53.23 = $/SFLA (4)					Outbuilding Total		1,607

Accpt Land	39,000	**Accepted Bldg**	88,000	**Total**	127,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Baselot (Frct)	10,521.12	19,569	100%		19,569
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.86		21,273.66 Per Acre		Land Total		39,569

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,560 Sqft	Grade C 110	Base	139,574
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,557
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	145,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	135,067

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2009	314	C 110	3,109	Avg.	93%	100%	100%	2,891
Open Fr Porch	2009	180	C 110	4,688	Avg.	93%	100%	100%	4,360
Deck	2009	190	C 110	1,881	Avg.	93%	100%	100%	1,749
1,560 SFLA		86.58 = $/SFLA (4)					Outbuilding Total		9,000

Accpt Land 40,000 **Accepted Bldg** 144,000 **Total** 184,000

Map/Lot: R22 39- 5
Account: 3499 Card: 1 of 1 Location: 71 BEECH RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities
Street Right-Of-Way

Sale Data

Sale Date	03/16/2012
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.87	Acres-Baselot (Frct)	9,433.53	17,641	100%		17,641
Total Acres 1.87		9,433.69 Per Acre		Land Total		17,641

Accpt Land	18,000	**Accepted Bldg**	0	**Total**	18,000

Map/Lot: R 3 29I
Account: 3501 Card: 1 of 1 Location: 204 RALPH WINK RD

Neighborhood 2 Rural Paved 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled Well
Street	Paved

Sale Data

Sale Date	09/09/2016
Sale Price	7,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Split/Assemblage

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.74	Acres-Back Land	500.00	370	100%		370
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
Total Acres 2.74		13,273.72 Per Acre			Land Total	36,370

Dwelling Description **Replacement Cost New**

Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	Base	76,463
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,619
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3				
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
2013	0	Standard	Standard	Average	Basic	72,844

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	60%	100%	41,958

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2013	160	C 100	1,600	Avg.	96%	100%	100%	1,536
720 SFLA		58.28 = $/SFLA (4)					Outbuilding Total		1,536

Accpt Land	36,000	**Accepted Bldg**	43,000	**Total**	79,000

Map/Lot: R15 3B
Account: 3502 Card: 1 of 1 Location: 323 UNION RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities
Street Paved

Sale Data

Sale Date	09/22/2008
Sale Price	240,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
56.24	Acres-Back Land	500.00	28,120	100%		28,120
Total Acres 58.24		826.24 Per Acre		Land Total		48,120

Accpt Land 48,000 **Accepted Bldg** 0 **Total** 48,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities
Street Right-Of-Way

Sale Data

Sale Date	03/26/2009
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.64	Acres-Back Land	500.00	2,820	100%		2,820
Total Acres 7.64		2,725.13 Per Acre		Land Total		20,820

Accpt Land 21,000 **Accepted Bldg** 0 **Total** 21,000

Map/Lot: U 2 20A-24
Account: 3506 Card: 1 of 1 Location: 400 FRIENDSHIP RD LOT 24

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Rolling
Utilities Public WaterPublic Sewer
Street Right-Of-Way

Sale Data

Sale Date	08/02/2015
Sale Price	6,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1974	14X66	C 100	39,534	Poor	30%	100%	100%	11,860
Entry	2008	84	E 100	2,205	Avg.	93%	100%	100%	2,051
Entry	2008	180	E 100	4,725	Avg.	93%	100%	100%	4,394
Deck	2008	100	E 100	675	Avg.	93%	100%	100%	628
924 SFLA		58.24 = $/SFLA (4)				Outbuilding Total			18,933

Accpt Land 0 **Accepted Bldg** 19,000 **Total** 19,000

Map/Lot: U14 10-2
Account: 3509 Card: 1 of 1 Location: 110 ONE PIE RD

Neighborhood 20 Industrial 2

Zoning/Use INDUSTRIAL WELLHEAD PROTECTION
Topography Level
Utilities On Another LotSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
5.55	Acres-Road Frontage	3,000.00	16,650	100%		16,650
42.45	Acres-Back Land	500.00	21,225	100%		21,225
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	80%		16,000
1.00	# -Lot Imp Rd/P Lot	10,000.00	10,000	100%		10,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 50.00		2,377.50 Per Acre		Land Total		118,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Warehouse 12	1997	8000	E 100	174,600	Avg.	86%	100%	100%	150,156
Shed	1997	752	E 100	5,640	Avg.	86%	100%	100%	4,850
Warehouse 12	2000	4000	E 100	87,300	Avg.	87%	100%	100%	75,951
Warehouse 20	2002	9600	E 100	246,672	Avg.	89%	100%	100%	219,538
							Outbuilding Total		450,495

Accpt Land 119,000 **Accepted Bldg** 450,000 **Total** 569,000

Map/Lot: U14 10-4
Account: 3510 Card: 1 of 1 Location: 181 ONE PIE RD

Neighborhood 20 Industrial 2

Zoning/Use INDUSTRIAL WELLHEAD PROTECTION
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 7 7 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 20

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	25,000.00	50,000	100%		50,000
5.93	Acres-Back Land	500.00	2,965	100%		2,965
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Site Plan Review	5,000.00	5,000	100%		5,000
Total Acres 7.93		9,831.65 Per Acre		Land Total		77,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Manu 14	2016	3596	A 100	382,412	Avg.	97%	100%	100%	370,940
Deck	2016	480	C 100	4,320	Avg.	97%	100%	100%	4,190
Entry	2016	150	C 100	5,250	Avg.	97%	100%	100%	5,092
Office 8	2016	1120	C 100	79,834	Avg.	97%	100%	100%	77,439
Deck	2016	192	C 100	1,728	Avg.	97%	100%	100%	1,676
Box Trailer	1990	3	C 100	1,500	Avg.	81%	100%	100%	1,215
							Outbuilding Total		460,552

Accpt Land 78,000 **Accepted Bldg** 461,000 **Total** 539,000

Neighborhood 19 Rural Vill Bus 2

Zoning/Use	RURAL VILLAGE BUSINESS VILLAGE
Topography	Level
Utilities	None
Street	Paved

Sale Data

Sale Date	08/14/2009
Sale Price	33,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 19

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	15,000.00	30,000	75%		22,500
0.22	Acres-Road Frontage	3,000.00	660	100%		660
Total Acres 2.22		10,432.43 Per Acre		Land Total		23,160

Accpt Land	23,000	**Accepted Bldg**	0	**Total**	23,000

Neighborhood 2	Rural Paved 2
Tree Growth	1980
Zoning/Use	RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	04/07/1999
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	FARMLAND 2004		
Reference 2	FARMLAND 2004		
Tran/Land/Bldg	5 5 6		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
21.30	acres-Orchard/Nursey Stock	650.00	13,845	100%		13,845
1.00	Acres-Softwood F&O	337.00	337	100%		337
14.00	Acres-Mixed Wood F&O	408.00	5,712	100%		5,712
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 38.30		1,563.81 Per Acre		Land Total		59,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1990	1320	C 100	24,816	Avg.	81%	100%	100%	20,101
Att Gar	1990	1080	C 100	22,658	Avg.	81%	100%	100%	18,353
(F) Gar	1990	1080	C 100	54,000	Avg.	81%	100%	100%	43,740
Sunspace	1990	480	C 100	25,560	Avg.	81%	100%	100%	20,704
							Outbuilding Total		102,898

Accpt Land	60,000	**Accepted Bldg**	103,000	**Total**	163,000

Map/Lot: R19 4D
Account: 3513 Card: 1 of 1 Location: 1187 MANKTOWN RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.41	Acres-Road Frontage	3,000.00	1,230	100%		1,230
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.41		17,107.88 Per Acre		Land Total		41,230

Dwelling Description — Replacement Cost New

Ranch	One Story	670 Sqft	Grade C 100	Base	71,623
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Stone	Basement	Dry Crawl Space	Basement	-3,156
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	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	Standard	Standard	Fair	Basic	68,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	54%	100%	100%	36,972

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Fr	2009	352	C 100	18,733	Avg.	93%	100%	100%	17,422
Entry	2009	30	C 100	1,050	Avg.	93%	100%	100%	976
1 Fr	2010	290	C 100	15,434	Avg.	94%	100%	100%	14,508
Deck	2010	386	C 100	3,474	Avg.	94%	100%	100%	3,266
670 SFLA		55.18 = $/SFLA (4)					Outbuilding Total		36,172

Accpt Land 41,000 **Accepted Bldg** 73,000 **Total** 114,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities Drilled WellSeptic System
Street Street Surface

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.00		19,000.00 Per Acre			Land Total	38,000

Dwelling Description — Replacement Cost New

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade C 110	Base	165,095
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Radiant	Cooling	0% None	Heat	4,805
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,170
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	175,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	162,815

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2009	320	C 110	8,336	Avg.	93%	100%	100%	7,752
Entry	2009	120	C 110	4,620	Avg.	93%	100%	100%	4,297
Deck	2009	40	C 110	396	Avg.	93%	100%	100%	368
Shed	2013	192	E 100	1,440	Avg.	96%	100%	100%	1,382
Shed	2013	72	E 100	540	Avg.	96%	100%	100%	518
Canopy	2013	48	E 100	316	Avg.	96%	100%	100%	303
2,100 SFLA		77.53 = $/SFLA (4)					Outbuilding Total		14,620

Accpt Land 38,000 **Accepted Bldg** 177,000 **Total** 215,000

Map/Lot: R16 3C
Account: 3515 Card: 1 of 1 Location: 185 THE HILL RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.01	Acres-Back Land	500.00	5	100%		5
Total Acres 2.01		8,957.71 Per Acre		Land Total		18,005

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R16 3D
Account: 3516 Card: 1 of 1 Location: 145 THE HILL RD

Neighborhood	3	Rural Dirt	2
Zoning/Use		RURAL	
Topography			
Utilities			
Street		Street Surface	
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
Total Acres 2.00		9,000.00 Per Acre			Land Total	18,000

Accpt Land	18,000	**Accepted Bldg**	0	**Total**	18,000

Map/Lot: R 2 47
Account: 3517 Card: 1 of 1 Location: 450 GROSS NECK RD

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Level
Utilities	Septic System
Street	Right-Of-Way
Reference 1	
Reference 2	
Tran/Land/Bldg	1 0 11
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
New Moon	M/H	1969	12X46	C 100	25,392	Poor	30%	100%	100%	7,618
552 SFLA			308.76 = $/SFLA (4)					Outbuilding Total		7,618

Accpt Land 0 **Accepted Bldg** 8,000 **Total** 8,000

Map/Lot: R22 39- 3
Account: 3519 Card: 1 of 1 Location: 21 BEECH RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.92	Acres-Baselot (Frct)	9,260.89	17.781	100%		17,781
Total Acres 1.92		9,260.94 Per Acre			Land Total	17,781

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R22 39- 3B
Account: 3520 Card: 1 of 1 Location: 70 BEECH RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Above Street
Utilities
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
7.15	Acres-Back Land	500.00	3,575	100%		3,575
Total Acres 9.15		2,357.92 Per Acre		Land Total		21,575

Accpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Map/Lot: R 1 43- 2A
Account: 3521 Card: 1 of 1 Location: 700 GROSS NECK RD

Neighborhood	16 River Tidal 2
Tree Growth	2013
Zoning/Use	SHORELAND BL RESIDENTIAL
Topography	Level
Utilities	
Street	Right-Of-Way

Sale Data

Sale Date	04/16/2013
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1	OPEN SPACE 2013		
Reference 2	OPEN SPACE 2013		
Tran/Land/Bldg	4 4 99		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	16

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	75,000.00	150,000	25%		37,500
305	$/LF -Water Frontage	150.00	45,750	25%		11,438
1.19	Acres-Water Acreage	.00		100%		0
Total Acres 3.19		15,341.07 Per Acre		Land Total		48,938

Accpt Land	49,000	**Accepted Bldg**	0	**Total**	49,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities On Another LotSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Baselot (Frct)	10,215.50	19,818	100%		19,818
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	85%		17,000
Total Acres 1.94		18,978.35 Per Acre		Land Total		36,818

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade D 100	Base	80,287
Exterior	Wood Shingle	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,334
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,579
Attic	None			Attic	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	2009	Standard	Standard	Average	Basic	75,972

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	62%	100%	100%	47,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2008	96	D 100	726	Avg.	93%	100%	100%	675
Deck	2017	290	D 100	2,192	Avg.	97%	100%	100%	2,126
1,080 SFLA		43.61 = $/SFLA (4)					Outbuilding Total		2,801

Accpt Land 37,000 **Accepted Bldg** 50,000 **Total** 87,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	11/29/2017
Sale Price	220,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	
Tran/Land/Bldg	1 1 1
X Coordinate	0
Y Coordinate	0
Exemption(s)	70 0 0
Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.02	Acres-Back Land	500.00	10	100%		10
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.02		32,183.17 Per Acre		Land Total		65,010

Dwelling Description **Replacement Cost New**

Ranch	One Story	1,435 Sqft	Grade C 110	Base	131,036
Exterior	Cement 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	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	134,138

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	124,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2009	21	C 110	547	Avg.	93%	100%	100%	509
Canopy	2009	64	C 110	619	Avg.	93%	100%	100%	576
Att Gar	2009	384	C 110	8,862	Avg.	93%	100%	100%	8,242
Deck	2009	300	C 110	2,970	Avg.	93%	100%	100%	2,762
Shed	2009	160	C 110	1,760	Avg.	93%	100%	100%	1,637
1,435 SFLA		86.93 = $/SFLA (4)				Outbuilding Total			13,726

Accpt Land	65,000	**Accepted Bldg**	138,000	**Total**	203,000

Neighborhood 2 Rural Paved 2

Zoning/Use SHORELAND LR RURAL
Topography Rolling
Utilities
Street Paved

Sale Data

Sale Date	06/24/2016
Sale Price	210,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
3.30	Acres-Road Frontage	3,000.00	9,900	100%		9,900
10.02	Acres-Back Land	500.00	5,010	100%		5,010
18.50	Acres-Under Water	.00		100%		0
Total Acres 33.82		1,032.23 Per Acre		Land Total		34,910

Accpt Land 35,000 **Accepted Bldg** 0 **Total** 35,000

Map/Lot: R 7 16A
Account: 3525 Card: 1 of 1 Location: 956 FRIENDSHIP RD

Neighborhood	5	Residential	2
Zoning/Use	RESIDENTIAL		
Topography	Level		
Utilities			
Street	Paved		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 2 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Baselot (Frct)	82,975.59	25,722	20%	Size/Shape	5,144
Total Acres 0.31		16,593.55 Per Acre			Land Total	5,144

Accpt Land	5,000	**Accepted Bldg**	0	**Total**	5,000

Map/Lot: R17 59C
Account: 3526 Card: 1 of 1 Location: 784 N NOBLEBORO RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14Mobile Home	1991	14X72	C 100	43,128	Avg.	51%	100%	100%	21,995
Deck	1991	100	C 100	900	Avg.	82%	100%	100%	738
1,008 SFLA		145.58 = $/SFLA (4)				Outbuilding Total			22,733

Accpt Land 0 **Accepted Bldg** 23,000 **Total** 23,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	12/19/2007
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
2.60	Acres-Back Land	500.00	1,300	100%		1,300
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 4.60		8,543.48 Per Acre		Land Total		39,300

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,624 Sqft	Grade C 110	Base	143,946
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,662
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	149,710

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	139,230

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2009	544	C 110	5,386	Avg.	93%	100%	100%	5,009
Gar	2009	1008	C 110	27,587	Avg.	93%	100%	100%	25,656
1,624 SFLA		85.73 = $/SFLA (4)					Outbuilding Total		30,665

Accpt Land 39,000 **Accepted Bldg** 170,000 **Total** 209,000

Map/Lot: R21 1B
Account: 3529 Card: 1 of 1 Location: 116 VIOLET LN

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	576 Sqft	Grade E 100	Base	48,849
Exterior	Board & Batton	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-635
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,793
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Open	48,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	45,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2009	96	E 100	720	Avg.	93%	100%	100%	670
576 SFLA		78.71 = $/SFLA (4)				Outbuilding Total			670

Accpt Land 0 **Accepted Bldg** 46,000 **Total** 46,000

Map/Lot: U10 14
Account: 3530 Card: 1 of 1 Location: 64 MILL ST

Neighborhood 4 Village .5

Zoning/Use VILLAGE
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Dwelling Description

					Replacement Cost New
Ranch	One Story	1,440 Sqft	Grade B 100	Base	159,233
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	2,737
					0
					0
Foundation	Concrete	Basement	Dry Crawl Space	Basement	-8,953
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,832
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,917
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	Standard	Standard	Average	Basic	160,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	149,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Entry	2009	30	B 100	1,386	Avg.	93%	100%	100%	1,289
Open Fr Porch	2009	120	B 100	3,751	Avg.	93%	100%	100%	3,488
Deck	2009	114	B 100	1,354	Avg.	93%	100%	100%	1,259
1,440 SFLA		103.83 = $/SFLA (4)					Outbuilding Total		6,036

Accpt Land 0 **Accepted Bldg** 156,000 **Total** 156,000

Map/Lot: R19 45E
Account: 3533 Card: 1 of 1 Location: 491 FEYLERS CORNER RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.11	Acres-Back Land	500.00	55	100%		55
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.11		18,035.55 Per Acre		Land Total		38,055

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	768 Sqft	Grade E 100	Base	58,862
Exterior	Wood Clapboard	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	582
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	858
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,115
Attic	1/4 Finished			Attic	5,057
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	Standard	Standard	Average	Basic	67,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	90%	100%	58,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2013	500	E 100	3,375	Avg.	96%	90%	100%	2,916
768 SFLA		75.91 = $/SFLA (4)					Outbuilding Total		2,916

Accpt Land 38,000 **Accepted Bldg** 61,000 **Total** 99,000

Map/Lot: R 9 41- 7
Account: 3535 Card: 1 of 1 Location: 1191 BACK COVE RD

Neighborhood 5 Residential 2

Zoning/Use SHORELAND BL RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	100%		45,000
0.03	Acres-Road Frontage	3,000.00	90	100%		90
0.15	Acres-Back Land	500.00	75	100%		75
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.18		29,892.20 Per Acre		Land Total		65,165

Dwelling Description — Replacement Cost New

Modular Home	One Story	1,196 Sqft	Grade C 100	Base	104,284
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl Space	Basement	-5,633
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-407
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,196	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Standard	Standard	Average	Open	101,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	95,000

Accpt Land 65,000 **Accepted Bldg** 95,000 **Total** 160,000

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.31	Acres-Back Land	500.00	155	100%		155
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.31		16,517.32 Per Acre		Land Total		38,155

Dwelling Description **Replacement Cost New**

Modular Home	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	117,345
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,253
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	122,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	115,073

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Deck	2011	528	C 100	4,752	Avg.	94%	100%	100%	4,467
1,512 SFLA		76.11 = $/SFLA (4)				Outbuilding Total			4,467

Accpt Land 38,000 **Accepted Bldg** 120,000 **Total** 158,000

Neighborhood 8	Residential Pond 2
Zoning/Use	SHORELAND RP RURAL
Topography	Above Street
Utilities	Drilled WellSeptic System
Street	Gravel
Reference 1	
Reference 2	
Tran/Land/Bldg	3 3 1
X Coordinate	0 Y Coordinate 0
Exemption(s)	70 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	30,000.00	60,000	100%		60,000
6	$/LF -Water Frontage	100.00	600	100%		600
0.06	Acres-Water Acreage	.00		100%		0
0.49	Acres-Road Frontage	3,000.00	1,470	100%		1,470
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.55		32,184.31 Per Acre		Land Total		82,070

Dwelling Description

				Replacement Cost New	
Modular Home	One Story	1,288 Sqft	Grade B 100	Base	145,195
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	1,717
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,533
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,288	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	Standard	Standard	Average	Basic	149,445

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	140,478

Accpt Land	82,000	Accepted Bldg	140,000	Total	222,000

Map/Lot: R23 31B
Account: 3539 Card: 1 of 1 Location: 2188 OLD AUGUSTA RD

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Above Street
Utilities
Street Paved

Sale Data

Sale Date	07/07/2016
Sale Price	11,500
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Distressed Sale

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
0.20	Acres-Road Frontage	3,000.00	600	100%		600
Total Acres 2.20		9,363.64 Per Acre		Land Total		20,600

Accpt Land	21,000	**Accepted Bldg**	0	**Total**	21,000

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Rolling
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	10/05/2018
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
50.00	Acres-Back Land	500.00	25,000	100%		25,000
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 52.00		1,211.54 Per Acre			Land Total	63,000

Dwelling Description **Replacement Cost New**

Ranch	One Story	2,048 Sqft	Grade C 110	Base	172,906
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,357
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,102
Attic	None			Attic	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	Standard	Standard	Average	Basic	179,365

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	80%	100%	136,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	1900	252	E 100	1,890	Fair	54%	100%	100%	1,021
2,048 SFLA		66.56 = $/SFLA (4)					Outbuilding Total		1,021

Accpt Land	63,000	Accepted Bldg	137,000	Total	200,000

Map/Lot: U 4 39B
Account: 3541 Card: 1 of 1 Location: 171 JEFFERSON ST

Neighborhood 26 Exempt Dntn Bus .25

Zoning/Use DOWNTOWN BUSINESS SHORELAND LC
Topography Above Street
Utilities
Street Right-Of-Way

Sale Data

Sale Date	03/17/2011
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Exempt Property

Reference 1
Reference 2
Tran/Land/Bldg 9 9 0
X Coordinate 0 Y Coordinate 0
Exemption(s) 6 0 0 Land Schedule 26

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Baselot (Frct)	120,000	30,000	50%		15,000
1.47	Acres-Back Land	500.00	735	100%		735
Total Acres 1.72		9,148.26 Per Acre		Land Total		15,735

Accpt Land 16,000 **Accepted Bldg** 0 **Total** 16,000

Map/Lot: R 2 33
Account: 3542 Card: 1 of 1 Location: 120 GROSS NECK RD

Neighborhood 5 Residential 2

Zoning/Use RESIDENTIAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 0 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 5

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Nova/Commodore	1985	14X55	B 100	37,840	Poor	30%	100%	100%	11,352
1 Fr	2010	96	E 100	3,832	Fair	92%	100%	100%	3,525
770 SFLA		191.78 = $/SFLA (4)				Outbuilding Total			14,877

Accpt Land 0 **Accepted Bldg** 15,000 **Total** 15,000

Neighborhood 3	Rural Dirt 2		
Zoning/Use	RURAL SHORELAND LR		
Topography	Above Street		
Utilities			
Street	Right-Of-Way		
Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 12		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
128.25	Acres-Back Land	500.00	64,125	100%		64,125
6.00	Acres-Wasteland/Bog	100.00	600	100%		600
Total Acres 134.25		482.12 Per Acre		Land Total		64,725

Accpt Land	65,000	**Accepted Bldg**	0	**Total**	65,000

Map/Lot: R 6 4B
Account: 3545 Card: 1 of 1 Location: 256 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
5.86	Acres-Back Land	500.00	2,930	100%		2,930
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 7.86		5,207.38 Per Acre		Land Total		40,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fleetwood Manu H	2009	15X76	A 100	58,938	Avg.	51%	100%	100%	30,058
MH Slab	2010	1140	C 100	3,865	Avg.	94%	100%	100%	3,633
1,140 SFLA		155.90 = $/SFLA (4)				Outbuilding Total			33,691

Accpt Land 41,000 **Accepted Bldg** 34,000 **Total** 75,000

Neighborhood 1	Rt 1 Com A 2
Zoning/Use	ROUTE 1 COM A
Topography	Level
Utilities	Septic SystemDrilled Well
Street	Paved

Sale Data

Sale Date	08/26/2013
Sale Price	218,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	5 6 0		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.92	Acres-Baselot (Frct)	23,152.22	44,452	45%		20,004
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 1.92		20,835.42 Per Acre		Land Total		40,004

Dwelling Description — **Replacement Cost New**

Colonial	Two Story	1,008 Sqft	Grade C 100	Base	149,409
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,004
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,725
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Standard	Standard	Average	Open	158,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	149,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Att Gar	2011	672	C 100	14,099	Avg.	94%	100%	100%	13,253
Open Fr Porch	2011	32	C 100	758	Avg.	94%	100%	100%	713
Deck	2011	160	C 100	1,440	Avg.	94%	100%	100%	1,354
2,016 SFLA		74.12 = $/SFLA (4)					Outbuilding Total		15,320

Accpt Land	40,000	Accepted Bldg	165,000	Total	205,000

Neighborhood 2 Rural Paved 2

Zoning/Use RURAL
Topography Level
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 2 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	10,000.00	20,000	100%		20,000
9.21	Acres-Road Frontage	3,000.00	27,630	100%		27,630
1.00	Acres-Wasteland/Bog	100.00	100	100%		100
Total Acres 12.21		3,909.09 Per Acre			Land Total	47,730

Accpt Land 48,000 **Accepted Bldg** 0 **Total** 48,000

Map/Lot: R 6 39
Account: 3548 Card: 1 of 1 Location: 546 MAIN ST

Neighborhood 7 Rt 1 Com B .5

Zoning/Use ROUTE 1 COM B
Topography Rolling
Utilities Septic SystemPublic Water
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 5 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Baselot (Frct)	140,000	70,000	29%		20,300
2.81	Acres-Road Frontage	3,000.00	8,430	100%		8,430
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 3.31		14,722.05 Per Acre		Land Total		48,730

Dwelling Description

					Replacement Cost New
Doublewide	One Story	1,404 Sqft	Grade D 100	Base	98,447
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,757
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Standard	Standard	Average	Open	93,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	88,060

Accpt Land 49,000 **Accepted Bldg** 88,000 **Total** 137,000

Map/Lot: R15 11C
Account: 3549 Card: 1 of 1 Location: 1178 WASHINGTON RD

Neighborhood 3 Rural Dirt 2

Zoning/Use RURAL SHORELAND RP
Topography Below Street
Utilities
Street Right-Of-Way

Reference 1
Reference 2
Tran/Land/Bldg 1 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.40	Acres-Back Land	500.00	200	100%		200
2.00	Acres-Under Water	.00		100%		0
Total Acres 4.40		4,136.36 Per Acre		Land Total		18,200

Accpt Land 18,000 **Accepted Bldg** 0 **Total** 18,000

Map/Lot: R17 43A
Account: 3550 Card: 1 of 1 Location: 1983 WINSLOWS MILLS RD

Neighborhood 9 Residential Stream 2

Zoning/Use RURAL SHORELAND LR
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 3 3 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	17,500.00	35,000	100%		35,000
8.00	Acres-Road Frontage	3,000.00	24,000	100%		24,000
6.00	Acres-Back Land	500.00	3,000	100%		3,000
5.00	Acres-Under Water	.00		100%		0
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
1.00	# -Per Unit	12,000.00	12,000	100%		12,000
Total Acres 21.00		4,476.19 Per Acre		Land Total		94,000

Dwelling Description

					Replacement Cost New
Modular Home	One Story	960 Sqft	Grade D 100	Base	75,289
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,369
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	Standard	Standard	Average	Open	71,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	67,283

Accpt Land 94,000 **Accepted Bldg** 67,000 **Total** 161,000

Neighborhood 5	Residential 2
Zoning/Use	RESIDENTIAL SHORELAND SP
Topography	Below Street
Utilities	Drilled WellSeptic System
Street	Paved

Sale Data

Sale Date	11/07/2016
Sale Price	225,000
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2			
Tran/Land/Bldg	1 1 1		
X Coordinate	0	Y Coordinate	0
Exemption(s)	70 0 0	Land Schedule	5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	22,500.00	45,000	50%		22,500
0.50	Acres-Road Frontage	3,000.00	1,500	100%		1,500
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.50		17,600.00 Per Acre		Land Total		44,000

Dwelling Description **Replacement Cost New**

Modular Home	One Story	1,784 Sqft	Grade C 100	Base	140,794
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,425
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,658
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,820
Attic	None			Attic	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	Standard	Standard	Average	Basic	147,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	100%	138,835

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Fr Porch	2010	72	C 100	1,705	Avg.	94%	100%	100%	1,603
Shed	2005	256	C 100	2,560	Avg.	91%	100%	100%	2,330
Deck	2014	192	C 100	1,728	Avg.	96%	100%	100%	1,659
Cover-It	2015	240	C 100	480	Avg.	97%	100%	100%	466
1,784 SFLA		77.82 = $/SFLA (4)				Outbuilding Total			6,058

Accpt Land	44,000	**Accepted Bldg**	145,000	**Total**	189,000

Map/Lot: R16 55C
Account: 3716 Card: 1 of 1 Location: 56 SUNSET RIDGE RD

Neighborhood 3 Rural Dirt 2

Zoning/Use	RURAL
Topography	Level
Utilities	Drilled WellSeptic System
Street	Right-Of-Way

Sale Data

Sale Date	07/08/2011
Sale Price	110,500
Sale Type	L & B Nonwater
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 70 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Baselot (Frct)	9,000.00	18,000	100%		18,000
0.17	Acres-Road Frontage	3,000.00	510	100%		510
1.00	# -Lot Imp Well/Sep	20,000.00	20,000	100%		20,000
Total Acres 2.17		17,746.54 Per Acre		Land Total		38,510

Dwelling Description **Replacement Cost New**

Doublewide	One Story	1,404 Sqft	Grade D 100	Base	98,447
Exterior	Vinyl	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	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	Standard	Standard	Fair	Basic	89,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	75,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed	2004	196	E 100	1,470	Fair	87%	100%	100%	1,279
Deck	2004	184	D 100	1,391	Avg.	90%	100%	100%	1,252
1,404 SFLA		53.58 = $/SFLA (4)				Outbuilding Total			2,531

Accpt Land 39,000 **Accepted Bldg** 78,000 **Total** 117,000